

***Towne Park  
Community Development District***

***Agenda***

***April 7, 2026***

# 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

March 31, 2026

### **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, April 7, 2026, 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/82569693781>

**Meeting ID:** 825 6969 3781

**Zoom Call-In Information:** 1 305 224 1968

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 3, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Setting the Date, Time and Location of Public Hearing to Amend and Restate Parking Rules
5. Approval of No Parking Signs for Sun 'N Fun Event
6. Review of Phase 3 Water Shortage Fact Sheet
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Prince & Sons Proposals
      - a. Freeze Damaged Landscaping (7)
      - b. Bougainvillea Replacement Options
      - c. Mulch Installation
      - d. Entrance Monument Annuals
      - e. Dog Park Sod Treatment
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Consideration of Resolution 2026-07 Updating Local Records Office Location
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, **March 3, 2026**, at 6:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present and constituting a quorum:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. Three Board members were present in person constituting a quorum. One Board member participated via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 3,  
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 3, 2026 Board of Supervisor meeting. She noted the draft minutes were prepared by District staff and reviewed by District Counsel. The Board had no changes to the minutes.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the February 3, 2026, Board of Supervisors Meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt**

Ms. Adams reviewed Resolution 2026-04 approving the proposed Fiscal Year 2027 budget and setting hearing for August 4, 2026, at 6:00 p.m. at the Towne Park Amenity Center. The proposed budget reflects no increase in assessments, maintaining the annual assessment at \$759.47 per unit. Key highlights included increased landscape maintenance and replacement funding to address contract costs and potential freeze-related impacts, a 5% increase in District management and field management fees, adjustments to operational expenses based on vendor input and historical usage, addition of holiday décor line item for potential enhancements, reduced amenity expenditures due to payoff of prior furniture lease obligations, conservative budgeting for insurance costs, pending final estimates, continued use of available fund balance to balance the proposed budget, and no planned capital reserve transfer at this time, though surplus may be allocated at year-end. The capital reserve balance is projected to reach approximately \$282,859 by the end of FY 2027.

Following discussion and clarification regarding budget assumptions and increases, the Board approved Resolution 2026-04.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget and setting the public hearing for August 4, 2026, at 6:00 p.m., at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida., was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05 Relating to the General Election Seats and Qualifying Period Notice and Procedure**

Ms. Adams presented Resolution 2026-05 relating to the upcoming general election. The resolution provides formal notice that Seats 2 and 3, both expiring in November 2026, will be

placed on the ballot and administered by the Polk County Supervisor of Elections in accordance with Chapters 190 and 99, Florida Statutes.

Qualified electors are defined as registered voters residing within the District who are U.S. citizens, residents of Florida, and at least 18 years of age may qualify for these seats during the designated qualifying period. Ms. Adams explained that approval of the resolution also authorizes publication of the required notice in a newspaper of general circulation in Polk County.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Resolution 2026-05 Relating to the General Election Seats and Qualifying Period Notice and Procedure, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Additional Services Order for Well Repairs**

Ms. Adams presented a ratification of a time-sensitive well repair previously authorized by the Chair pursuant to emergency operational authority to prevent damage to District irrigation infrastructure. The repair included replacement of pump wire, drop pipe, well seat, and pressure gauges (PSI gauges), for a total cost of \$8,143.50. The Board ratified the Chair’s approval and staff’s actions.

On MOTION by Mr. Runyon, seconded by Mr. Zimmerman, with all in favor, the Additional Services Order for well repairs in the amount of \$8,143.50 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins reported no substantial updates and noted that District operations are proceeding smoothly. Mr. Collins reminded the Board of the annual ethics training requirement, confirming that training must be completed each calendar year, completion is self-certified upon filing Form 1 or Form 1F, as applicable, and prior training does not carry over; new training is required for 2026.

Ms. Adams noted that training resources, including links and prior recorded sessions, are available to assist Board members.

**B. Engineer**

Mr. Rayl reported the required stormwater system reinspection certification has been submitted to the Southwest Florida Water Management District (SWFWMD). While the submission is not yet marked complete in the system, no issues are anticipated. The next inspection is expected in approximately two years. With no further questions, the Board excused Mr. Rayl from the remainder of the meeting.

**C. Field Manager’s Report**

**i. Consideration of Proposals for Tree Installation on Peregrine Way**

- a. Prince and Sons (3)**
- b. Floralawn, Inc. (2)**
- c. Redtree Landscape Systems**

Ms. Adams provided an update regarding prior correspondence with the City of Lakeland concerning tree requirements. A letter, prepared in coordination with District Counsel, was submitted requesting consideration for relief from the requirement. No response has been received to date. Proposals are presented for informational purposes only. No Board action is requested pending clarification from the City of Lakeland regarding tree requirements.

Mr. Bailey provided updates on maintenance and operational items including repair and restoration of fencing following storm damage, replacement and repair of the main well pump system, including electrical components and installation of additional PSI gauges, backflow repairs at the dog park, ongoing monitoring of landscape recovery following freeze damage, with early signs of regrowth observed, and general vendor performance remains satisfactory.

Mr. Bailey reviewed multiple vendor proposals for potential tree installation along Peregrine Way, with varying sizes and costs. Irrigation requirements remain uncertain and may impact total project costs. No action was taken pending further direction from the City of Lakeland.

**ii. Consideration of Proposal for Pipkin Wall Repair Options**

Mr. Bailey reviewed a proposal for painting the wall along Pipkin Road, including surface preparation, repairs, and protective coating. Following discussion, the Board approved the proposal, subject to preparation and review of an agreement acceptable to District Counsel.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposal for Pipkin Wall Repair Options, was approved.

**D. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Adams presented the check register for the period January 24, 2026 through February 19, 2026, totaling \$112,075.05, along with the detailed run summary. The Board approved the check register as presented.

On MOTION by Mr. Runyon, seconded by Mr. Zimmerman, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams reviewed the unaudited financial statement through January 31, 2026. Key highlights included a 97% collection rate, strong unassigned fund balance to support ongoing operations, and District expenditures remain under budget across administrative, field, and amenity categories.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Adams stated that no members of the public were present at the start of the meeting, however, members of the public were present later in the meeting. The Board elected to open an additional public comment period; however, no comments were made.

Supervisor discussion included follow up on irrigation functionality, ongoing concerns regarding dog park irrigation and turf conditions, including uneven coverage and heavy usage impacts, request for staff to evaluate irrigation coverage and provide recommendations, including potential maintenance or temporary closure options to allow turf recovery.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

March 3, 2026,

Towne Park CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

**SECTION 1.** The Board intends to adopt *Amended and Restated Towne Park Community Development District Rules Relating to Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **June 2, 2026, at 4:00 p.m. at 3883 White Ibis Road, Lakeland, Florida 33811**.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of April 2026.

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Proposed Amended and Restated Towne Park Community Development District Rules Relating to Parking and Parking Enforcement

**Exhibit A:**

Proposed Amended and Restated Towne Park Community Development District Rules Relating to  
Parking and Parking Enforcement

*[Begins on following page]*

# SECTION VI

## FACT SHEET

### Phase III Water Shortage Order No. SWF 25-015

The District's Governing Board modified its Water Shortage Order No. SWF 25-015 for all Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Charlotte, Highlands and Lake counties; the City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Charlotte County. The modified order is effective April 3, 2026, through July 1, 2026.

#### WHAT DOES THIS MEAN?

Water resource conditions are extremely dry and may get worse before they start to improve. The District addresses dry conditions through water shortage actions, which are temporary measures that restrict water use among the various types of permit holders during extended dry conditions.

#### SUMMARY OF RESTRICTIONS & OTHER REQUIREMENTS:

Beginning April 3, 2026, the following restrictions apply to the jurisdictions listed above:

- The Modified Phase III "Extreme" Water Shortage Order continues one day per week lawn watering Districtwide, including residents on private wells, with stricter watering hours.
- Watering hours are reduced to **12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m.**; properties less than one acre in size may only use one of these windows.
- Unless your city or county already has stricter hours in effect, properties **one acre or larger** may only water **before 4 a.m. and after 8 p.m.**
- Watering days are based on the following schedule for addresses ending in:
  - 0 or 1 shall only water on Monday
  - 2 or 3, on Tuesday
  - 4 or 5, on Wednesday
  - 6 or 7, on Thursday
  - 8 or 9, on Friday along with locations with a mix of addresses or for which an address cannot be determined (such as common areas associated with a subdivision)
- Low-volume watering of plants and shrubs (micro-irrigation, soaker hoses, hand watering) is allowed any day but is limited to before 8 a.m. or after 6 p.m.
- Pressure washing in preparation for painting and sealing is allowed.
- No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing (i.e., driveways).
- Car washing at home (non-commercial) is only allowed on your lawn watering day and you must use a hose with a shutoff nozzle.

- Aesthetic fountain use is limited to **four** hours a day. The regular hours of operation can be selected by the owner but must be posted. Exemptions for koi ponds, small fountains, interactive commercial/institutional recreation areas and other incidental uses (see Rule).
- Restaurants are required to only serve water upon request.
- A full list of restrictions is provided on [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions).
- Water utilities, in consultation with applicable local enforcement agencies, must:
  - Utilities must implement Phase III water conservation efforts, including customer education about the current water shortage and ways to conserve water.
  - Water utilities and other local enforcement officials must increase their enforcement efforts, including responding to citizen complaints, and monitoring water use through patrols or customer records.
  - Starting 14 days after the effective date of the water shortage order, utilities and other local enforcement officials are to issue citations first without issuing a warning.
  - Any violations should be reported to the appropriate local utility.

#### **ANY QUESTIONS?**

- Visit the District's website at [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions) for more information.
- Send an inquiry to [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions) at any time.
- Call (813) 856-5679 during business hours from 8 a.m. to 5 p.m.

# SECTION VII

# SECTION C

# Towne Park CDD

## Field Management Report

### Completed Items

- The R monument trim was repaired following separation from the main structure, restoring its appearance and stability.
- Maintenance repairs were completed at Amenity 1, where minor potholes were identified and successfully patched.
- A cracked mitered end section located on Medulla was repaired to prevent further deterioration.
- Dog park lighting was evaluated during inspection and was functioning properly at the time of assessment.
- An irrigation system review at the dog park confirmed that coverage is limited to the central fence line between the two park sections.
- The landscaping contractor has reviewed plant material affected by recent freeze conditions.

April



### Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The pool facility is being maintained in accordance with established operational and safety standards.
- Janitorial services are effectively maintaining cleanliness and order in the amenity restrooms and dog stations.
- The lake management vendor is providing a high level of service and is proactively implementing measures to address anticipated vegetation growth associated with warmer weather.

# Towne Park CDD

## Field Management Report – Photo Supplement

### Pipkin Wall Restoration



#### Photo Description:

The wall located along Pipkin has been completed in accordance with the approved scope of work. All previously identified damage has been repaired, and the surface has been refreshed with a clean coat of white paint, improving overall appearance and condition.

# SECTION 1

## SECTION a.



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 30, 2026

**SUBMITTED TO:**

Allen Baily  
6200 lee Vistga Blvd  
Suit 300  
Orlando fl. 332822  
Phone: 1-407-560-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

**Oak Replacement**

	Qty	Unit	Unit Cost	TOTAL
Live Oak	2	30 Gal	\$450.00	\$900.00
			<b>Total:</b>	<b>\$900.00</b>

Note: Mulch is on Separate proposal.

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

Submitted by: Fabian Almanza

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

Date: March 30, 2026

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



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 30, 2026

**SUBMITTED TO:**

Allen Baily  
6200 lee Vistga Blvd  
Suit 300  
Orlando fl. 332822  
Phone: 1-407-560-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

**Oak Replacement Due to Car Damage**

	Qty	Unit	Unit Cost	TOTAL
Live Oak	1	30 Gal	\$450.00	\$450.00
			<b>Total:</b>	<b>\$450.00</b>

Note: Mulch is on Separate proposal.

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**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

Freeze Damaged plant Removal Blvd. Both Pools.

	Qty	Unit	Unit Cost	TOTAL
Removal	1	Ea	\$3,600.00	\$3,600.00
			<b>Total:</b>	<b>\$3,600.00</b>

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Phone: 1-407-560-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

**Freeze Damaged Plant Material Replacement Amenities 1**

	Qty	Unit	Unit Cost	TOTAL
. Bougainvillea	64	15 Gal.	\$178.75	\$11,440.00
			<b>Total:</b>	<b>\$11,440.00</b>

Note: Would change to Viburnum Odo Dense Hedge will Keep Kids from Climbing Fence.

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

Submitted by: Fabian Almanza

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

Date: March 30, 2026

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



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Suite 300  
Orlando FL 32822  
Phone: 1-407-560-4424  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

**Freeze Damaged Plant Material Replacement Amenities 2 Clubhouse and Walking Trail**

	Qty	Unit	Unit Cost	TOTAL
Downey Jasmine	65	3 gal.	\$20.00	\$1,300.00
Big Blue Liriope	40	1 gal.	\$10.00	\$400.00
Fire Bush	67	3 gal.	\$20.00	\$1,340.00
Podocarpus Pool Pump	30	7 Gal.	\$60.00	\$1,800.00
			<b>Total:</b>	<b>\$4,840.00</b>

Note: Mulch is on Separate proposal.

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Submitted by: Fabian Almanza

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

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

Date: March 30, 2026



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

200 S. F. Street  
Haines City, Florida 33844

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Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**  
Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

Freeze Damaged Plant Material Replacement Amenities 1 Clubhouse and Parking lot

	Qty	Unit	Unit Cost	TOTAL
Dwarf Red Ixora	93	3 gal.	\$20.00	\$1,860.00
Sunshine Ligustrum	45	3 gal.	\$25.00	\$1,125.00
Viburnum Suspensum	11	3 gal.	\$20.00	\$220.00
Arbicolas	40	3 gal.	\$20.00	\$800.00
Gold Mound To Fill in Existing	7	3 gal.	\$20.00	\$140.00
			<b>Total:</b>	<b>\$4,145.00</b>

Note: Mulch is on Separate proposal.

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Submitted by: Fabian Almanza

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

Date: March 30, 2026

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



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Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

Freeze Damaged plant Replacement Blvd.

	Qty	Unit	Unit Cost	TOTAL
Downey Jasmine	333	3 Gal.	\$20.00	\$6,660.00
Sunshine Ligustrum (Place of Gold Mound will not freeze)	847	3 Gal.	\$10.00	\$8,470.00
Parsoni Juniper	57	1 Gal.	\$20.00	\$1,140.00
Iropetalum Plum	138	3 Gal.	\$20.00	\$2,760.00
				\$0.00
			<b>Total:</b>	<b>\$19,030.00</b>

Note: Mulch is on Separate proposal.

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

Submitted by: Fabian Almanza

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

Date: March 30, 2026

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

**SECTION b.**



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

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**SUBMITTED TO:**

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**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

**Freeze Damaged Plant Material Replacement Amenities 1**

	Qty	Unit	Unit Cost	TOTAL
Viburnum Odo. In Place Of Boug.	64	15 Gal.	\$178.75	\$11,440.00
			<b>Total:</b>	<b>\$11,440.00</b>

Note: Mulch is on Separate proposal.

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Submitted by: Fabian Almanza

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

Date: March 30, 2026

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

# SECTION C.



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: January 7, 2026

**SUBMITTED TO:**

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Orlando fl. 332822  
Phone: ! 1-407-560-4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

Mulch 430 Cubic yards Month of May

	Qty	Unit	Unit Cost	TOTAL
Mini Pine Bark	430	Ea	\$60.00	\$25,800.00
			<b>Total:</b>	<b>\$25,800.00</b>

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

Submitted by: Harold Simmons

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

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

Date: January 7, 2026

# SECTION d.



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: January 7, 2026

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

**Job Name / Location:**  
Town Park CDD  
3883 White Egret Lane  
Lakeland FL 33811

Spring Flower Change

	Qty	Unit	Unit Cost	TOTAL
Flowers	750	Ea	\$2.50	\$1,875.00
			<b>Total:</b>	<b>\$1,875.00</b>

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

Submitted by: Harold Simmons

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

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

Date: January 7, 2026

## SECTION e.



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 24,2026

**SUBMITTED TO:**

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

**Job Name / Location:**

Town Park CDD  
3883 White Egret Lane  
Lakeland Fl. 33811

**PROPOSAL IS TO TREAT DOG PARK QUARTERLY FOR TURF WEEDS/ WITH 1 FERTILIZATION**

	Qty	Unit	Unit Cost	TOTAL
4 TIMES A YEAR TREATMENT	4	Ea	\$70.00	\$280.00
			<b>Total:</b>	<b>\$280.00</b>

**\*PRICE IS FOR A YEAR (4) TREATMENTS**

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

Submitted by: Jason Rusticus

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

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

Date: March 24,2026

# SECTION D

# SECTION 1

# Towne Park Community Development District

## Summary of Check Register

February 20, 2026 to March 27, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/25/26	1214-1218	\$ 34,461.50
	3/5/26	1219-1221	\$ 5,930.46
	3/11/26	1222-1224	\$ 6,601.82
	3/18/26	1225-1229	\$ 31,808.01
	3/25/26	1230-133	\$ 5,483.25
		<u>General Fund Total</u>	<u>\$ 84,285.04</u>
General Fund - Autopay	3/2/26-3/9/26	80045-80053	\$ 2,402.41
		<u>Autopay Total</u>	<u>\$ 2,402.41</u>
Payroll			
	<u>Supervisors - March 2026</u>		
	Gregory M. Jones	50063	\$ 184.70
	Roger D Runyon	50064	\$ 184.70
	Thomas D Zimmerman	50065	\$ 184.70
	Jennifer Tidwell	50066	\$ 184.70
		<u>Supervisor Total</u>	<u>\$ 738.80</u>
<b>Total Amount</b>			<b>\$ 87,426.25</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00095	2/03/26	48199	202602	330	53800	48200		PEST CONTROL WHITE FEB26	*	120.00		
		2/03/26	48200	202602	330	53800	48200		PEST CONTROL MEDUL FEB26	*	120.00		
ALL AMERICAN LAWN & TREE												240.00	001214
2/25/26	00107	2/23/26	21278	202602	320	53800	46400		POND MAINTENANCE FEB26	*	5,500.00		
AQUATIC WEED MANAGEMENT, INC.												5,500.00	001215
2/25/26	00077	2/20/26	82689	202602	300	15500	10000		CLEANING SERVICE MAR26	*	1,230.00		
E&A CLEANING INC												1,230.00	001216
2/25/26	00068	2/18/26	14280	202601	310	51300	31500		GENERAL COUNSEL JAN26	*	2,457.50		
KILINSKI VAN WYK PLLC												2,457.50	001217
2/25/26	00082	2/01/26	22180	202602	320	53800	46200		LANDSCAPE MAINT FEB26	*	25,034.00		
PRINCE & SONS INC.												25,034.00	001218
3/05/26	00076	3/04/26	RES 21-1	202602	310	51300	31100		ENGINEERING SVC FEB26	*	1,951.96		
RAYL ENGINEERING & SURVEYING LLC												1,951.96	001219
3/05/26	00071	3/01/26	30864	202603	330	53800	48000		POOL MAINTENANCE MAR26	*	3,700.00		
MCDONNELL CORPORATION DBA												3,700.00	001220
3/05/26	00064	3/05/26	03052026	202603	300	15500	10000		EQUIPMENT LEASE APR26	*	278.50		
WHFS LLC												278.50	001221
3/11/26	00121	3/06/26	395272	202603	320	53800	49000		DEPOSIT FOR WALL AT TPE2	*	3,450.00		
JOHN CROUTHERS PAINTING												3,450.00	001222
3/11/26	00112	1/06/26	46015971	202601	330	53800	47500		PVC PIPE&FITTINGS REPAIR	*	600.00		
RED CAP PLUMBING AND AIR												600.00	001223
3/11/26	00087	2/28/26	12484042	202602	330	53800	34500		SECURITY SERVICE FEB26	*	2,551.82		
SECURITAS SECURITY SERVICES USA INC												2,551.82	001224

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 #
3/18/26	00095	3/04/26	48858	202603	330	53800	48200		PEST CONTROL MEDUL MAR26	*	120.00		
		3/04/26	48859	202603	330	53800	48200		PEST CONTROL WHITE MAR26	*	120.00		
												240.00	001225
3/18/26	00122	3/16/26	DG031620	202603	300	36900	10000		RENTAL FEE REFUND	*	250.00		
												250.00	001226
3/18/26	00077	3/03/26	13468	202603	330	53800	47000		CLEANING SUPPLIES MAR25	*	128.44		
												128.44	001227
3/18/26	00040	3/01/26	226	202603	310	51300	34000		MANAGEMENT FEES MAR26	*	4,156.83		
		3/01/26	226	202603	310	51300	35200		WEBSITE ADMIN MAR26	*	108.17		
		3/01/26	226	202603	310	51300	35100		INFORMATION TECH MAR26	*	162.25		
		3/01/26	226	202603	310	51300	31300		DISSEM AGENT SVC MAR26	*	901.25		
		3/01/26	226	202603	330	57200	11000		AMENITY ACCESS MAR26	*	811.17		
		3/01/26	226	202603	310	51300	51000		OFFICE SUPPLIES	*	.45		
		3/01/26	226	202603	310	51300	42000		POSTAGE	*	11.10		
		3/01/26	226	202603	310	51300	42500		COPIES	*	4.35		
												6,155.57	001228
3/18/26	00082	3/01/26	22571	202603	320	53800	46200		LANDSCAPE MAINT MAR26	*	25,034.00		
												25,034.00	001229
3/25/26	00123	3/20/26	QO17370	202602	330	53800	47500		REPLACE BACKFLOW DEVICE	*	1,175.00		
												1,175.00	001230
3/25/26	00077	3/20/26	82790	202603	300	15500	10000		CLEANING SERVICE APR26	*	1,230.00		
												1,230.00	001231
3/25/26	00115	1/30/26	58	202601	330	53800	47500		MEN'S ROOM REPAIR	*	269.70		

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/30/26	59		202601 330-53800-47500	CHRISTMAS LIGHT REMOVAL	*	550.00	
1/30/26	60		202601 330-53800-47500	AMENITY 1 PARKING LOT	*	220.00	
							1,039.70 001232
-----							
3/25/26	00068	3/19/26 14538	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	2,038.55	
							2,038.55 001233
-----							
TOTAL FOR BANK A						84,285.04	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	00119	2/24/26	1579-03.	202603	330	53800	41000			*	115.35		
			3883 WHITE IBIS	MAR26					SPECTRUM BUSINESS			115.35	080045
3/09/26	00025	3/02/26	1307-02.	202602	330	57200	43000			*	779.59		
			3334 MEDULLA AE	FEB26									
		3/02/26	1307-02.	202602	330	57200	43210			*	508.24		
			3334 MEDULLA AW	FEB26					LAKELAND ELECTRIC			1,287.83	080046
3/09/26	00025	3/02/26	8145-02.	202602	330	57200	43000			*	584.58		
			3883 WHITE IBIS	AE FEB26									
		3/02/26	8145-02.	202602	330	57200	43210			*	183.65		
			3883 WHITE IBIS	AW FEB26					LAKELAND ELECTRIC			768.23	080047
3/09/26	00025	3/03/26	0197-02.	202602	320	53800	43300			*	19.04		
			3334 MEDULLA EP	FEB26					LAKELAND ELECTRIC			19.04	080048
3/09/26	00025	3/03/26	3606-02.	202602	320	53800	43300			*	21.46		
			3896 WHITE IBIS	EP FEB26					LAKELAND ELECTRIC			21.46	080049
3/09/26	00025	3/03/26	3648-02.	202602	320	53800	43300			*	25.94		
			4048 W PIPKIN E	FEB26					LAKELAND ELECTRIC			25.94	080050
3/09/26	00025	3/03/26	5224-02.	202602	320	53800	43200			*	27.27		
			5107 WHITE EGRET	IR FEB26					LAKELAND ELECTRIC			27.27	080051
3/09/26	00025	3/03/26	5225-02.	202602	320	53800	43200			*	27.29		
			3606 PEREGRINE	IR FEB26					LAKELAND ELECTRIC			27.29	080052
3/09/26	00119	3/08/26	7773-03.	202603	330	53800	41000			*	110.00		
			3334 MEDULLA	MAR26					SPECTRUM BUSINESS			110.00	080053
TOTAL FOR BANK Z											2,402.41		
TOTAL FOR REGISTER											86,687.45		

TWPK TOWNE PARK CDD CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 242,450	\$ -	\$ -	\$ -	\$ 242,450
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 212,886	\$ 212,886
State Board Administration	\$ 930,202	\$ -	\$ -	\$ -	\$ 930,202
<b>Investments:</b>					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 157,966	\$ -	\$ -	\$ 157,966
Prepayment	\$ -	\$ 671	\$ -	\$ -	\$ 671
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 212,934	\$ -	\$ -	\$ 212,934
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 693,964	\$ -	\$ -	\$ 693,964
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 427,737	\$ -	\$ -	\$ 427,737
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 264,427	\$ -	\$ -	\$ 264,427
Prepayment	\$ -	\$ 144	\$ -	\$ -	\$ 144
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 438,040	\$ -	\$ -	\$ 438,040
Construction	\$ -	\$ -	\$ 14,108	\$ -	\$ 14,108
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
<b>Total Assets</b>	<b>\$ 1,180,878</b>	<b>\$ 3,104,222</b>	<b>\$ 14,108</b>	<b>\$ 212,886</b>	<b>\$ 4,512,094</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 11,534	\$ -	\$ -	\$ -	\$ 11,534
<b>Total Liabilities</b>	<b>\$ 11,534</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,534</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 269,111	\$ -	\$ -	\$ 269,111
Debt Service - Series 2018 - 2B	\$ -	\$ 273,489	\$ -	\$ -	\$ 273,489
Debt Service - Series 2018 - 3A	\$ -	\$ 950,660	\$ -	\$ -	\$ 950,660
Debt Service - Series 2019 - 3B	\$ -	\$ 595,659	\$ -	\$ -	\$ 595,659
Debt Service - Series 2019 - 3C	\$ -	\$ 377,258	\$ -	\$ -	\$ 377,258
Debt Service - Series 2020 - 3D	\$ -	\$ 638,043	\$ -	\$ -	\$ 638,043
Capital Projects	\$ -	\$ -	\$ 14,108	\$ -	\$ 14,108
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 212,886	\$ 212,886
Unassigned	\$ 1,161,118	\$ -	\$ -	\$ -	\$ 1,161,118
<b>Total Fund Balances</b>	<b>\$ 1,169,344</b>	<b>\$ 3,104,222</b>	<b>\$ 14,108</b>	<b>\$ 212,886</b>	<b>\$ 4,500,560</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,180,878</b>	<b>\$ 3,104,222</b>	<b>\$ 14,108</b>	<b>\$ 212,886</b>	<b>\$ 4,512,094</b>

# Towne Park

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,001,831	\$ 1,001,831	\$ -
Interest Income - SBA	\$ 4,000	\$ 4,000	\$ 8,310	\$ 4,310
Other Income	\$ 4,000	\$ 4,000	\$ 11,307	\$ 7,307
<b>Total Revenues</b>	<b>\$ 1,032,144</b>	<b>\$ 1,009,831</b>	<b>\$ 1,021,448</b>	<b>\$ 11,616</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,800	\$ 200
Employee FICA Expense	\$ 918	\$ 383	\$ 367	\$ 15
Engineering Fees	\$ 30,000	\$ 12,500	\$ 7,849	\$ 4,651
Attorney	\$ 40,000	\$ 16,667	\$ 17,723	\$ (1,056)
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,815	\$ 4,506	\$ 4,506	\$ -
Trustee Fees	\$ 26,254	\$ 21,184	\$ 21,184	\$ -
Management Fees	\$ 49,882	\$ 20,784	\$ 20,784	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ -
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ -
Postage & Delivery	\$ 1,300	\$ 542	\$ 598	\$ (56)
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 104	\$ 63	\$ 41
Legal Advertising	\$ 3,500	\$ 1,458	\$ 1,221	\$ 238
Other Current Charges	\$ 600	\$ 250	\$ 151	\$ 99
Office Supplies	\$ 200	\$ 83	\$ 5	\$ 79
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 202,955</b>	<b>\$ 103,980</b>	<b>\$ 98,533</b>	<b>\$ 5,447</b>

# Towne Park

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 39,822	\$ 39,822	\$ 27,384	\$ 12,438
Field Management	\$ 22,712	\$ 9,463	\$ 9,463	\$ -
Landscape Maintenance	\$ 271,575	\$ 113,156	\$ 107,228	\$ 5,928
Landscape Enhancements/Replacement	\$ 55,000	\$ 22,917	\$ 3,506	\$ 19,411
Pond Maintenance	\$ 66,000	\$ 27,500	\$ 27,500	\$ -
Electric	\$ 2,527	\$ 1,053	\$ 96	\$ 957
Water & Sewer	\$ 814	\$ 339	\$ 505	\$ (166)
Irrigation Repairs	\$ 12,500	\$ 5,208	\$ 12,213	\$ (7,004)
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 16,040	\$ (7,706)
Contingency	\$ 17,500	\$ 7,292	\$ 4,803	\$ 2,489
<b>Subtotal Field Expenditures</b>	<b>\$ 508,449</b>	<b>\$ 235,084</b>	<b>\$ 208,738</b>	<b>\$ 26,346</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 11,000	\$ 8,202	\$ 2,798
Water	\$ 10,000	\$ 4,167	\$ 5,095	\$ (928)
Internet & Phone	\$ 3,680	\$ 1,533	\$ 1,100	\$ 433
Playground & Equipment Lease	\$ 7,575	\$ 3,156	\$ 1,393	\$ 1,764
Pool Service Contract	\$ 45,114	\$ 18,798	\$ 20,200	\$ (1,403)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Janitorial Services	\$ 22,500	\$ 9,375	\$ 7,021	\$ 2,354
Security Services	\$ 53,025	\$ 22,094	\$ 13,789	\$ 8,305
Pest Control	\$ 3,570	\$ 1,488	\$ 1,460	\$ 28
Amenity Access Management	\$ 9,734	\$ 4,056	\$ 4,061	\$ (5)
Amenity Repair & Maintenance	\$ 30,000	\$ 12,500	\$ 4,268	\$ 8,232
Dolostone Parking Improvements	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Contingency	\$ 20,000	\$ 8,333	\$ 3,310	\$ 5,024
<b>Subtotal Amenity Expenditures</b>	<b>\$ 252,598</b>	<b>\$ 105,249</b>	<b>\$ 69,899</b>	<b>\$ 35,350</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 761,047</b>	<b>\$ 340,333</b>	<b>\$ 278,636</b>	<b>\$ 61,696</b>
<b>Total Expenditures</b>	<b>\$ 964,001</b>	<b>\$ 444,312</b>	<b>\$ 377,169</b>	<b>\$ 67,143</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 68,142</b>		<b>\$ 644,279</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserve	\$ (68,142)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (68,142)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 644,279</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 525,065</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,169,344</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 108,623	\$ 108,623	\$ -
Interest	\$ 4,404	\$ 3,370	\$ 3,370	\$ -
<b>Total Revenues</b>	<b>\$ 116,118</b>	<b>\$ 111,993</b>	<b>\$ 111,993</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 37,694	\$ 37,694	\$ 37,694	\$ -
Principal - 11/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 36,819	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 109,513</b>	<b>\$ 72,694</b>	<b>\$ 72,694</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,606</b>		<b>\$ 39,300</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 117,771</b>		<b>\$ 229,812</b>	
<b>Fund Balance - Ending</b>	<b>\$ 124,377</b>		<b>\$ 269,111</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 127,465	\$ 127,465	\$ -
Interest	\$ 3,543	\$ 2,841	\$ 2,841	\$ -
<b>Total Revenues</b>	<b>\$ 133,847</b>	<b>\$ 130,306</b>	<b>\$ 130,306</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 43,147	\$ 43,147	\$ 43,147	\$ -
Principal - 5/1	\$ 43,147	\$ -	\$ -	\$ -
Interest - 5/1	\$ 35,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 121,294</b>	<b>\$ 43,147</b>	<b>\$ 43,147</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,553</b>		<b>\$ 87,159</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 125,174</b>		<b>\$ 186,330</b>	
<b>Fund Balance - Ending</b>	<b>\$ 137,727</b>		<b>\$ 273,489</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 513,572	\$ 513,572	\$ -
Interest	\$ 12,161	\$ 9,273	\$ 9,273	\$ -
<b>Total Revenues</b>	<b>\$ 537,172</b>	<b>\$ 522,845</b>	<b>\$ 522,845</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 185,200	\$ 185,200	\$ 185,200	\$ -
Principal - 5/1	\$ 185,200	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 515,400</b>	<b>\$ 185,200</b>	<b>\$ 185,200</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 21,772</b>		<b>\$ 337,645</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 353,930</b>		<b>\$ 613,015</b>	
<b>Fund Balance - Ending</b>	<b>\$ 375,702</b>		<b>\$ 950,660</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 328,526	\$ 328,526	\$ -
Interest	\$ 7,663	\$ 5,700	\$ 5,700	\$ -
<b>Total Revenues</b>	<b>\$ 343,507</b>	<b>\$ 334,226</b>	<b>\$ 334,226</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 111,372	\$ 111,372	\$ 111,372	\$ -
Principal - 5/1	\$ 111,372	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 337,744</b>	<b>\$ 111,372</b>	<b>\$ 111,372</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,763</b>		<b>\$ 222,854</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 203,398</b>		<b>\$ 372,805</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,161</b>		<b>\$ 595,659</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 220,611	\$ 220,611	\$ -
Interest	\$ 4,723	\$ 3,487	\$ 3,487	\$ -
<b>Total Revenues</b>	<b>\$ 230,248</b>	<b>\$ 224,098</b>	<b>\$ 224,098</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 74,425	\$ 74,425	\$ 74,425	\$ -
Principal - 5/1	\$ 74,425	\$ -	\$ -	\$ -
Interest - 5/1	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 223,850</b>	<b>\$ 74,425</b>	<b>\$ 74,425</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,398</b>		<b>\$ 149,673</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 113,955</b>		<b>\$ 227,585</b>	
<b>Fund Balance - Ending</b>	<b>\$ 120,352</b>		<b>\$ 377,258</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 February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 391,212	\$ 391,212	\$ -
Interest	\$ 7,857	\$ 5,690	\$ 5,690	\$ -
<b>Total Revenues</b>	<b>\$ 407,782</b>	<b>\$ 396,902</b>	<b>\$ 396,902</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 122,559	\$ 122,559	\$ 122,559	\$ -
Principal - 5/1	\$ 122,559	\$ -	\$ -	\$ -
Interest - 5/1	\$ 155,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 400,119</b>	<b>\$ 122,559</b>	<b>\$ 122,559</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,663</b>		<b>\$ 274,342</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,002)	\$ (3,002)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,002)</b>	<b>\$ (3,002)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,663</b>		<b>\$ 271,341</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 165,339</b>		<b>\$ 366,702</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,002</b>		<b>\$ 638,043</b>	

**Towne Park**  
**Community Development District**  
**Capital Projects Fund Series 2020 3D**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 182	\$ 182
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 182</b>	<b>\$ 182</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 182</b>	<b>\$ 182</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,002	\$ 3,002
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,002</b>	<b>\$ 3,002</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,184</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,924</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,108</b>	<b>\$ -</b>

**Towne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ 866	\$ 866	\$ 2,873	\$ -
<b>Total Revenues</b>	<b>\$ 866</b>	<b>\$ 866</b>	<b>\$ 2,873</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Hydraulic Lift (Pool)	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 866</b>		<b>\$ 2,873</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 68,142	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 68,142</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 69,008</b>		<b>\$ 2,873</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 198,338</b>		<b>\$ 210,013</b>	
<b>Fund Balance - Ending</b>	<b>\$ 267,345</b>		<b>\$ 212,886</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	\$ -	\$ 32,915	\$ 949,626	\$ 12,056	\$ 7,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001,831
Interest Income - SBA	\$ 1,225	\$ 931	\$ 928	\$ 2,498	\$ 2,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,310
Other Income	\$ 560	\$ 9,057	\$ 254	\$ 917	\$ 519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,307
<b>Total Revenues</b>	<b>\$ 1,785</b>	<b>\$ 42,903</b>	<b>\$ 950,807</b>	<b>\$ 15,470</b>	<b>\$ 10,483</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,021,448</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,849
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,723
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,506
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,184
Management Fees	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,784
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,221
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 47,733</b>	<b>\$ 11,726</b>	<b>\$ 13,521</b>	<b>\$ 8,657</b>	<b>\$ 16,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,533</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	\$ 27,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,384
Field Management	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,228
Landscape Enhancements/Replacement	\$ 3,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,506
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500
Electric	\$ (529)	\$ 258	\$ 231	\$ 70	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96
Water & Sewer	\$ 176	\$ 85	\$ 92	\$ 98	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Irrigation Repairs	\$ 6,215	\$ 5,459	\$ 475	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,213
General Repairs & Maintenance	\$ 7,345	\$ 4,295	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,040
Contingency	\$ 87	\$ 3,431	\$ 1,279	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,803
<b>Subtotal Field Expenditures</b>	<b>\$ 70,631</b>	<b>\$ 39,974</b>	<b>\$ 32,922</b>	<b>\$ 32,664</b>	<b>\$ 32,548</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208,738</b>
<b>Amenity Expenditures</b>													
Electric	\$ 2,296	\$ 1,494	\$ 1,560	\$ 1,488	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,202
Water	\$ 2,210	\$ 785	\$ 679	\$ 730	\$ 692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,095
Internet & Phone	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Playground & Equipment Lease	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,393
Pool Service Contract	\$ 3,700	\$ 3,700	\$ 5,400	\$ 3,700	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,200
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,281	\$ 1,350	\$ 1,480	\$ 1,680	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,021
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,789
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,061
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,268
Contingency	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,310
<b>Subtotal Amenity Expenditures</b>	<b>\$ 17,472</b>	<b>\$ 12,204</b>	<b>\$ 14,315</b>	<b>\$ 13,645</b>	<b>\$ 12,263</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,899</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 88,103</b>	<b>\$ 52,178</b>	<b>\$ 47,237</b>	<b>\$ 46,308</b>	<b>\$ 44,810</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 278,636</b>
<b>Total Expenditures</b>	<b>\$ 135,835</b>	<b>\$ 63,904</b>	<b>\$ 60,759</b>	<b>\$ 54,965</b>	<b>\$ 61,707</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 377,169</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (134,050)</b>	<b>\$ (21,001)</b>	<b>\$ 890,049</b>	<b>\$ (39,495)</b>	<b>\$ (51,224)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 644,279</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>\$ (134,050)</b>	<b>\$ (21,001)</b>	<b>\$ 890,049</b>	<b>\$ (39,495)</b>	<b>\$ (51,224)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 644,279</b>

**Towne Park CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments	\$ 1,101,231.50	\$ 119,400.67	\$ 140,111.40	\$ 564,528.08	\$ 361,122.13	\$ 242,499.36	\$ 430,027.32	\$ 2,958,920.46
Net Assessments	\$ 1,024,145.29	\$ 111,042.62	\$ 130,303.60	\$ 525,011.11	\$ 335,843.58	\$ 225,524.40	\$ 399,925.41	\$ 2,751,796.03
	37.22%	4.04%	4.74%	19.08%	12.20%	8.20%	14.53%	100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2016 Debt Service	2018 2B Debt Service	2018 3A Debt Service	2019 3B Debt Service	2019 3C Debt Service	2020 3D Debt Service	Total
11/10/25	10/20-10/21/25	\$3,548.36	(\$158.46)	(\$67.80)	\$0.00	\$3,322.10	\$1,236.39	\$134.06	\$157.31	\$633.82	\$405.45	\$272.26	\$482.81	\$3,322.10
11/14/25	10/1-10/31/25	\$7,445.67	(\$297.80)	(\$142.96)	\$0.00	\$7,004.91	\$2,607.04	\$282.66	\$331.70	\$1,336.46	\$854.92	\$574.09	\$1,018.04	\$7,004.91
11/21/25	11/1-11/7/25	\$44,291.53	(\$1,771.68)	(\$850.40)	\$0.00	\$41,669.45	\$15,508.26	\$1,681.48	\$1,973.14	\$7,950.05	\$5,085.56	\$3,415.03	\$6,055.93	\$41,669.45
11/26/25	11/8-11/15/25	\$70,188.24	(\$2,807.57)	(\$1,347.61)	\$0.00	\$66,033.06	\$24,575.75	\$2,664.62	\$3,126.81	\$12,598.35	\$8,059.02	\$5,411.76	\$9,596.75	\$66,033.06
10/13/25	1% ADMIN FEE	(\$29,589.21)	\$0.00	\$0.00	\$0.00	(\$29,589.21)	(\$11,012.32)	(\$1,194.01)	(\$1,401.11)	(\$5,645.28)	(\$3,611.22)	(\$2,425.00)	(\$4,300.27)	(\$29,589.21)
12/08/25	11/16-11/25/25	\$315,237.31	(\$12,609.63)	(\$6,052.55)	\$0.00	\$296,575.13	\$110,377.38	\$11,967.63	\$14,043.49	\$56,583.13	\$36,195.58	\$24,305.92	\$43,102.00	\$296,575.13
12/16/25	11/26-11/30/25	\$2,376,417.57	(\$95,056.40)	(\$45,627.22)	\$0.00	\$2,235,733.95	\$832,080.71	\$90,218.08	\$105,866.93	\$426,552.39	\$272,860.67	\$183,230.36	\$324,924.81	\$2,235,733.95
12/31/25	12/01-12/15/25	\$24,357.22	(\$4,705.39)	(\$393.04)	\$0.00	\$19,258.79	\$7,167.61	\$777.14	\$911.95	\$3,674.36	\$2,350.44	\$1,578.36	\$2,798.93	\$19,258.79
01/09/26	12/16-12/31/25	\$28,919.12	(\$868.50)	(\$561.01)	\$0.00	\$27,489.61	\$10,230.90	\$1,109.29	\$1,301.69	\$5,244.70	\$3,354.98	\$2,252.92	\$3,995.13	\$27,489.61
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$4,902.66	\$4,902.66	\$1,824.64	\$197.83	\$232.15	\$935.37	\$598.35	\$401.80	\$712.52	\$4,902.66
02/12/26	1/1-1/31/26	\$20,262.80	(\$425.87)	(\$396.74)	\$0.00	\$19,440.19	\$7,235.12	\$784.46	\$920.54	\$3,708.97	\$2,372.58	\$1,593.23	\$2,825.29	\$19,440.19
<b>TOTAL</b>		<b>\$ 2,861,078.61</b>	<b>\$ (118,701.30)</b>	<b>\$ (55,439.33)</b>	<b>\$ 4,902.66</b>	<b>\$ 2,691,840.64</b>	<b>\$ 1,001,831.48</b>	<b>\$ 108,623.24</b>	<b>\$ 127,464.60</b>	<b>\$ 513,572.32</b>	<b>\$ 328,526.33</b>	<b>\$ 220,610.73</b>	<b>\$ 391,211.94</b>	<b>\$ 2,691,840.64</b>

<b>98%</b>	<b>Net Percent Collected</b>
<b>\$59,955.39</b>	<b>Balance Remaining to Collect</b>

# SECTION 3

**RESOLUTION 2026-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

**SECTION 1.** The District’s principal headquarters for the purpose of establishing proper venue shall be located at \_\_\_\_\_, within Polk County, Florida.

**SECTION 2.** The District’s local records office shall be located at \_\_\_\_\_.

**SECTION 3.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF APRIL 2026.**

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors