

***Towne Park
Community Development District***

Agenda

May 5, 2026

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 28, 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, May 5, 2026, 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/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 April 7, 2026, Board of Supervisors Meeting
4. Ratification of Proposal for Pool Drain Filter Replacement
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fence Options for Dog Park
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Registered Voters- 2,295
6. Supervisors Requests
7. 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 on Tuesday, **April 7, 2026**, at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and via Zoom.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Alan Rayl	District Engineer, Rayl Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 4:04 p.m. and called the roll. Three Board members were present in person constituting a quorum. Two Supervisors participated via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

A resident commented regarding the gate near the playground lacking a locking device and being used as an entrance. Mr. Bailey reported the issue had been addressed and a lock installed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 3, 2026 Board of Supervisors Meeting

Ms. Adams presented the minutes of the March 3, 2026 Board of Supervisors Meeting. The Board had no corrections.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Minutes of the March 3, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting the Date, Time and Location of Public Hearing to Amend and Restate Parking Rules

Ms. Adams presented Resolution 2026-06 setting a public hearing to amend and restate the District’s Parking Rules to update the maps depicting District-owned property, including Phases 5 and 6. Mr. Collins clarified that the substantive rules were not changing and the amendments primarily updated the exhibits/maps.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Resolution 2026-06 Setting the Date, Time, and Location of the Public Hearing to Amend and Restate Parking Rules for June 2, 2026 at 4:00 p.m. at 3883 White Ibis Rd, Lakeland, Florida, was approved.

FIFTH ORDER OF BUSINESS

Approval of Temporary No Parking Signs for Sun ‘N Fun Event

The Board discussed repurposing the no parking signs from the 2025 Sun ‘N Fun event for use during the 2026 event, with signs to be spaced further apart.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Temporary No Parking Signs for the Sun ‘N Fun event, were approved.

SIXTH ORDER OF BUSINESS

Review of Phase 3 Water Shortage Fact Sheet

Mr. Bailey reviewed the Phase 3 Water Shortage Fact Sheet included in the agenda package.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reminded Board members to complete ethics training for 2026. Ms. Adams noted the recordings from last year can be used and Mr. Collins also provided a link to the training offered through the Florida Commission on Ethics.

B. Engineer

Mr. Rayl clarified the right of way limits. He noted the SWFWMD certification was accepted and would not need to be completed again for at least two years. Mr. Rayl left the meeting.

C. Field Manager's Report

Mr. Bailey reviewed the Field Management Report on page 36 of the agenda package.

i. Consideration of Prince & Sons Proposals

- a. Freeze Damaged Landscaping (7)**
- b. Bougainvillea Replacement Options**
- c. Mulch Installation**
- d. Entrance Monument Annuals**

Mr. Bailey presented several Prince & Sons proposals for freeze-damaged landscape removal and replacement, annual mulch installation, and annual flower replacement. The Board directed staff not to replace the Bougainvillea at this time. The Prince & Sons proposals for freeze-damaged landscaping removal and replacement, mulch installation, and spring flowers, totaling \$59,290, were approved.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Prince & Sons Proposals; \$3,600 Removal, \$4,840 Amenity #2 and Walking Trail, \$4,145 Amenity #1, \$19,030 Boulevard, \$25,800 Mulch, \$1,875 Spring Flowers, were approved.

e. Dog Park Sod Treatment

Mr. Bailey presented a Prince & Sons proposal for quarterly treatment of turf, weeds, and one fertilization for the dog park in the amount of \$280.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Prince & Sons Proposal for Dog Park Sod Treatment, was approved.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register from February 20, 2026 through March 27, 2026 totaling \$87,426.25.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials for the period ending February 28, 2026. This item was presented for informational purposes, and no Board action was required.

iii. Consideration of Resolution 2026-07 Updating Local Records Office Location

Ms. Adams reviewed Resolution 2026-07 updating the location of the District’s local records office.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Resolution 2026-07 Updating Local Records Office Location, was approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no Supervisor requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting at 4:42 pm.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

ESTIMATE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210



Bill to
Town Parc CDD

Estimate details

Estimate no.: 1362
Estimate date: 04/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/11/2026	DE filter	Replaced DE filters for small pool	29	\$55.00	\$1,595.00
					Total	\$1,595.00

Accepted date

Accepted by

Allen Bailey

SECTION V

SECTION C

Towne Park CDD

Field Management Report

Completed Items

- Trash and debris were cleaned up around multiple ponds within the district, helping maintain waterway aesthetics and prevent environmental buildup.
- The dog park received treatment to support and encourage grass growth, contributing to improved ground coverage and usability.
- Repairs were completed on pavers at the zero-entry portion of the Amenity Two pool, addressing uneven areas and improving both safety and overall appearance
- No parking signs were installed in designated areas and later collected in accordance with the Sun and Fun event.
- Erosion repair work was performed off Keaton Springs Dr., addressing affected areas to stabilize the ground.
- Repairs to the exterior of the amenity clubhouse were completed.



Contracted Services

- The landscaping contractor continues to maintain the community grounds satisfactorily. We have directed them to correct a few missed areas and will continue to monitor these areas to ensure proper service
- 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 continues to deliver a high level of service and is proactively addressing algae blooms associated with low water levels and rising temperatures.

SECTION 1



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com



Sales Rep:	Estimate #: 2683	Date: 4/20/2026
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Name: TOWNE PARK CDD	
Jobsite Address: 346 East Central Avenue	
City, State, Zip: Winter Haven, FL 33880	
Billing Address (City, State, Zip): 346 East Central Avenue, Winter Haven, FL 33880	
Primary Email: abailey@gmscfl.com	Secondary Email:
Primary Phone: 407-460-4424	Work Phone:
Mobile Phone:	Secondary Mobile Phone:

Project Description:	<input type="checkbox"/> Fence	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Pavers	<input type="checkbox"/> Pergola	<input type="checkbox"/> Other: _____	TOTAL \$
SUB TOTAL:						\$0.00
Project Options:	Approve	Decline				Amount
REPLACE TWO 6' PANELS OF 48" AVALON BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE (MAY NOT BE AN EXACT MATCH)	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$1,284.00
TAKE DOWN AND REMOVE 200' OF 48" ALUMINUM FENCE, INSTALL 194' OF 48" DANIELLE SERIES BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE AND 1 - 6' WALK GATE RESIDENTIAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$5,998.00
TAKE DOWN AND REMOVE 200' OF 48" ALUMINUM FENCE, INSTALL 194' OF 48" DANIELLE SERIES BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE AND 1 - 6' WALK GATE INDUSTRIAL STRENGTH	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$7,720.00
Quoted Leadtime:	Deposit:				OPTIONS TOTAL:	\$0.00
<input type="checkbox"/> Cash/Check	(ALL DEBIT/ CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% CONVENIENCE CHARGE ON TOTAL VALUE OF CONTRACT)				PROJECT TOTAL:	\$0.00
<input type="checkbox"/> Credit Card/Debit Card						
DEPOSIT:						\$0.00
• BALANCE DUE DOES NOT INCLUDE ANY DEBIT/ CREDIT CARD FEES THAT MAY BE CHARGED						*BALANCE DUE: \$0.00

Notes:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS. THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACT IN FULL IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY TO PROTECT YOURSELF. YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT, WHENEVER A SPECIFIC PROBLEM ARISES YOU CONSULT AN ATTORNEY.

We hereby propose to furnish labor and materials completely in accordance with the above specifications for the sum of: Total price (includes tax) **\$0.00 (ALL DEBIT/CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% PROCESSING FEE ON THE TOTAL VALUE OF CONTRACT)** When permit is required, permit fees and a \$35 service fee will be added to contracted price listed above.
 Danielle Fence authorized representative _____ Name(printed) _____
 ACCEPTANCE OF PROPOSAL/CONTRACT
 The above prices, specifications and conditions are hereby ACCEPTED. See back for contract terms and conditions.
Home Owner or Authorized Representative: _____ **Date:** _____



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860
 S.R. 60 W Mulberry, FL 33860
 Phone: 863.425.3182 • 813.681.6181
 www.DanielleFence.com

Sales Rep:		Estimate #: 2683		Date: 4/20/2026	
Name: TOWNE PARK CDD					
Jobsite Address: 346 East Central Avenue			City, State, Zip: Winter Haven, FL 33880		
Billing Address (City, State, Zip): 346 East Central Avenue, Winter Haven, FL 33880					
Primary Email: abailey@gmscfl.com			Secondary Email:		
Primary Phone: 407-460-4424			Work Phone:		
Mobile Phone:			Secondary Mobile Phone:		
Subdivision:			Cross Street:		
Contact: Allen Bailey					

KEYS & NOTES

	YES	NO
CONCRETE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MULTIPLE FENCE STYLES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPTIC/DRAINFIELD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POOL - OPEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POOL - SCREENED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CORNER LOT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TEAR DOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOOTAGE

- PVC _____
- Aluminum _____
- Wood _____
- Chainlink _____

APPROVALS

	YES	NO
PRIVATE UTILITIES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NOC REQ'D (OVER \$2,500)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOA OR POA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DANIELLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOMEOWNER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Begin without Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wait for Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>

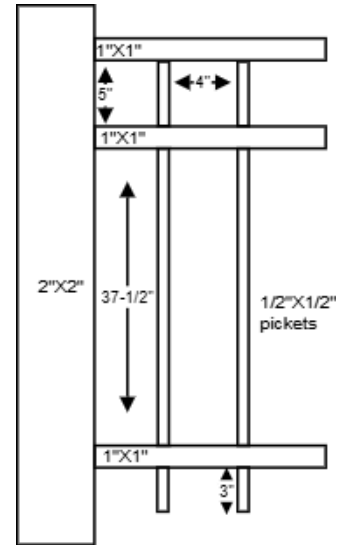
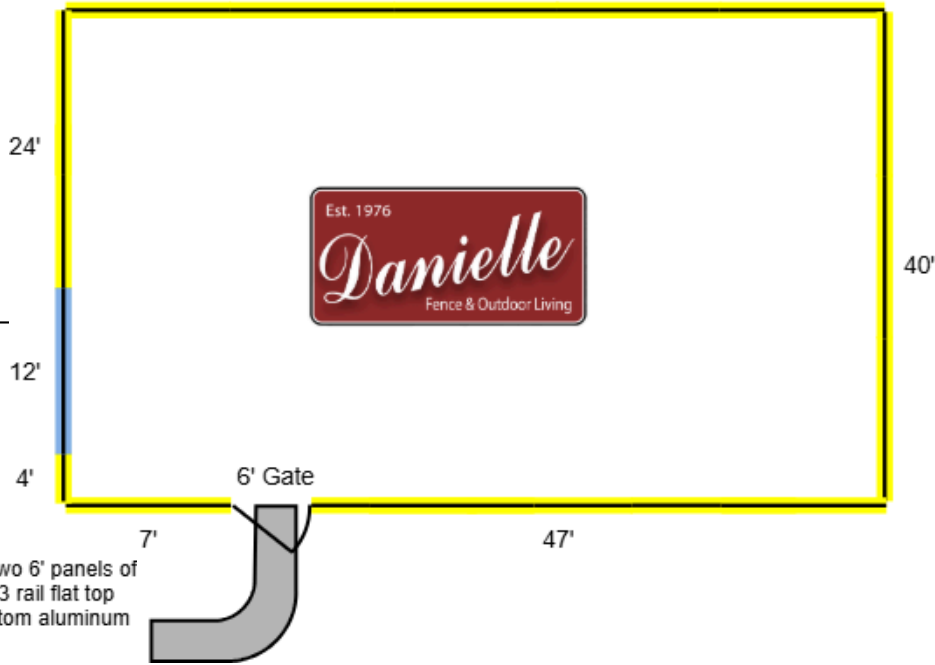
Materials:

Project Options:

REPLACE TWO 6' PANELS OF 48" AVALON BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE (MAY NOT BE AN EXACT MATCH)
 TAKE DOWN AND REMOVE 200' OF 48" ALUMINUM FENCE, INSTALL 194' OF 48" DANIELLE SERIES BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE AND 1 - 6' WALK GATE RESIDENTIAL
 TAKE DOWN AND REMOVE 200' OF 48" ALUMINUM FENCE, INSTALL 194' OF 48" DANIELLE SERIES BLACK 3-RAIL FLAT TOP PICKET BOTTOM ALUMINUM FENCE AND 1 - 6' WALK GATE INDUSTRIAL STRENGTH

Notes:

60'



Replace two 6' panels of 48" black 3 rail flat top picket bottom aluminum

Replace entire 194' of 48" black 3 rail flat top picket bottom aluminum and 1 6' walk gate

I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, including but not limited to property pins, conduit, private electrical, television, or data lines, waler piping, septic piping or systems, and sprinkler systems. Purchaser agrees to pay Company the additional sum of Three Hundred and Fifty and no/100 dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any of the following:

- Changes to the Layout of time of instollotion where installers would need to leave premises ond return.
- Upon arrival of installation crew, job site is not ready for installation;
- Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for installation delays due to Acts of God.
- Installation is cancelled or postponed due any of the above mentioned items or the client has not obtained homeowners' association approval prior to installation resulting in installation interruption.
- Fee is in addition to the cancellation terms ond conditions.
- If no survey is available at the time an estimate is provided the contracted linear footage and contract value is subject to change either upon receipt of a current survey or at the time of installation based on actual footage installed.

Home Owner or Authorized Representative: _____ **Date:** _____

Danielle Fence Manufacturing Co. - Sales & Installation Contract

DEFINITIONS

1. Company - Danielle Fence Manufacturing Company.
2. Purchaser - The person or entity executing this Contract.
3. Contract - This document, including attachments, when executed by the Company and the Purchaser.
4. Site - The address[es] where product is to be installed.
5. Installation - The sale, delivery and placement of Product on the Site by the Company.
6. Layout - Any portion of the Contract indicating the installation location and dimensions of the product(s) to be installed.
7. Product - All goods identified to this Contract and sold by the Company to Purchaser.
8. Sale - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. Total Price - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including taxes. The cost of Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in materials, no credit will be issued for waste or non-standard materials required for the company's full performance

TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's payment of the required deposit.
2. The Company will perform all Installations in a workmanlike manner and in accordance with standard practices in the industry.
3. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowner's association. Purchaser's Initials
4. Permit fees are not included in contract pricing. Purchaser will be invoiced for any permit fees that are applicable. Any contracts that are not installed within 30 days of the original quote are subject to review for material cost increases.
5. Upon execution of this Contract all Product ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of Contract by Purchaser will result in forfeiture of all deposits paid.
6. All terms of the Contract are incorporated in the Contract and Purchaser has not been induced by any promises, explicit or implicit which are not contained therein.
7. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey) or signed waiver thereof. The Company will verify by telephone the date and approximate time when the company will arrive at the Site for Installation. Purchaser will prepare the Site by ensuring that the fence line and property pins are marked at that date and time.
8. Purchaser agrees to pay Company the sum of Three Hundred and Fifty and no/100 Dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any terms of this Contract; changes the Layout; upon arrival of installation crew, job site is not ready for Installation; does not prepare the Site for Installation; or does not obtain permissions and concessions referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for Installation delays due to Acts of God.
9. Purchaser waives and the Company disclaims all warranties of fitness for a particular purpose and merchantability.
10. Purchaser may not transfer or assign this Contract to any person or entity.
11. All proprietary rights and interest in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this Contract shall also be vested in the Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall be complete upon payment of the Total Price at the time of Sale or Installation.

PAYMENT

1. Purchaser will pay Company the outstanding balance of the Total Price at the time of Sale or Installation by Visa, Mastercard, American Express, Discover, cash, pre-approved personal check, cashier's check or money order by hand or US Mail to 4855 S.R. 60 W, Mulberry, Florida 33860. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at the rate of one-and-one-half percent per month (1.5% month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have not title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

MISCELLANEOUS

1. Non-liability - The Company does not guarantee or warrant Products which it does not install. By executing this Contract, the Purchaser waives any rights which it may have, now or in the future against the Company, its agents or suppliers for Product which fails after the Sale.
2. Underground facilities - Purchaser's initials
 - a. Purchaser will notify Contractor of all underground lines or piping on the Site.
 - b. Purchaser will uncover and mark all underground lines and piping, including but not limited to conduit, private electrical or television lines, water piping, drain fields, sprinkler systems and septic systems.
 - c. Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes, drain fields, septic systems, structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damaged by Company in the course of performance of this contract.
 - d. If the installation requires drilling through existing concrete or brick pavers, Company is not responsible for cracking or breakage.
 - e. Core Drills when required will be charged at \$125.00 each.
3. Costs and Attorney's Fees - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs, including attorneys' fees, at the pre-trial, trial, post-trial and appellate levels.
4. Right of Repossession - In the event that Purchaser defaults in the payment of the Total Price for greater than ninety (90) days, the Company may, at its own election and without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorneys' fees and pre- and post-judgment interest at the highest rate permitted by Florida law.
5. Choice of Law - This Contract shall be governed by the laws of the State of Florida, and the Courts of Polk County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. Void or Voidable Provisions - This Contract shall remain in full force and effect if any provision herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision was not incorporated herein.
7. Vinyl fence height listed on the contract includes two inches of ground clearance.

Purchaser Acknowledgment _____

Date _____



I, _____ request "fence" to be installed on my property at _____, and assume all responsibility for its placement, including which way the fence will face (i.e. finished side in or finished side out).

Danielle Fence Mfg. Co., Inc. is not liable for the location and/or placement of this fence for one or more of the following reasons (please check and initial all that apply):

_____ No copies of a "current" Survey with a seal is available. If a copy is not made available the fence will be installed as per signed contract layout drawing. Customer assumes **total** responsibility of cost if take down and relocation is required.

_____ Customer wants fence with finished side facing in.

_____ Customer wants fence placed in a wetland or easement area.

_____ Customer is aware fence is all or partially off property.

_____ Customer selected a fence style that does not meet pool code.

_____ Customer has not received HOA approval and accepts full responsibility for installation of the fence and any cost of relocation of the fence.

_____ Order materials and begin fabrication prior to approval with the full understanding homeowner is responsible for all costs incurred.

_____ Do not order materials or start fabrication until HOA is approved, understanding that the quoted lead-time starts when we receive the written HOA Approval.

Additional comments or notes:

Signature: _____

Date: _____



Should you decide to have Danielle Fence Manufacturing install your fence, let us give you some helpful information on what is required and what to expect.

- Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation? Upon request, Danielle Fence Manufacturing can assist the homeowner with filling out and submitting necessary paperwork for their Homeowners Association's approval.
- When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- How much clearance is acceptable between the bottom of your fence and the ground?
- Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?
- A 25% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, American Express or Discover. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- Danielle Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- Danielle Fence takes responsibility for public utility locating. Danielle Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have installed such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Danielle Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above _____

Print name _____



SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

March 28, 2026 to April 20, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/1/26	1234-1239	\$ 21,364.77
	4/8/26	1240-1244	\$ 32,469.36
	4/15/26	1245-1249	\$ 18,814.08
<u>General Fund Total</u>			<u>\$ 72,648.21</u>
General Fund - Autopay	4/6/2026 - 4/13/26	80064 - 80061	\$ 3,276.27
<u>Autopay Total</u>			<u>\$ 3,276.27</u>
Payroll			
<u>Supervisors - April 2026</u>			
	Gregory M. Jones	50067	\$ 184.70
	Roger D Runyon	50068	\$ 184.70
	Zabrina L Sides	50069	\$ 184.70
	Thomas D Zimmerman	50070	\$ 184.70
	Jennifer Tidwell	50071	\$ 184.70
<u>Supervisor Total</u>			<u>\$ 923.50</u>
Total Amount			\$ 76,847.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	00107	3/30/26	21463	202603	320	53800	46400		POND MAINTENANCE MAR26	*	5,500.00		
									AQUATIC WEED MANAGEMENT, INC.			5,500.00	001234
4/01/26	00121	3/08/26	395852	202603	320	53800	49000		FINAL PMT TPE WALL PAINT	*	3,450.00		
									JOHN CROUTHERS PAINTING			3,450.00	001235
4/01/26	00082	3/27/26	22950	202603	320	53800	49000		PUMP REPLACE & WELL SEAL	*	8,143.50		
									PRINCE & SONS INC.			8,143.50	001236
4/01/26	00071	4/01/26	31243	202604	330	53800	48000		POOL MAINTENANCE APR26	*	3,700.00		
									MCDONNELL CORPORATION DBA			3,700.00	001237
4/01/26	00087	3/26/26	12510569	202603	330	53800	34500		SECURITY SERVICE MAR26	*	292.76		
									SECURITAS SECURITY SERVICES USA INC			292.76	001238
4/01/26	00064	4/01/26	04012026	202604	300	15500	10000		EQUIPMENT LEASE MAY26	*	278.51		
									WHFS LLC			278.51	001239
4/08/26	00095	4/03/26	49449	202604	330	53800	48200		PEST CONTROL MEDUL APR26	*	120.00		
		4/03/26	49449	202604	330	53800	48200		ANT TREATMENT MEDUL APR26	*	65.00		
		4/03/26	49450	202604	330	53800	48200		PEST CONTROL WHITE APR26	*	120.00		
		4/03/26	49450	202604	330	53800	48200		ANT TREATMENT WHITE APR26	*	65.00		
									ALL AMERICAN LAWN & TREE			370.00	001240
4/08/26	00123	3/09/26	QQ17471	202603	320	53800	47300		DOG FOUNTAIN LINE REPAIR	*	845.00		
									CENTFLO PLUMBING INC			845.00	001241
4/08/26	00040	3/01/26	225	202603	320	53800	12000		FIELD MANAGEMENT MAR26	*	1,892.67		
		3/01/26	225	202603	330	53800	47500		MINUTE KEY - SPARE KEYS	*	12.31		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,904.98	001242
4/08/26	00082	2/23/26	22636	202602	320	53800	47300		PUMP INVESTIGATION	*	500.00		

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 #
4/01/26		23253	202604	320-53800-46200	LANDSCAPE MAINT APR26	*	25,034.00		
								25,534.00	001243
PRINCE & SONS INC.									
4/08/26	00087	3/31/26	12515874	202603 330-53800-34500	SERCURITY SERVICE MAR26	*	3,815.38		
								3,815.38	001244
SECURITAS SECURITY SERVICES USA INC									
4/15/26	00077	4/06/26	13512	202604 330-53800-47000	CLEANING SUPPLIES APR26	*	88.61		
								88.61	001245
E&A CLEANING INC									
4/15/26	00040	4/01/26	227	202604 320-53800-12000	FIELD MANAGEMENT APR26	*	1,892.67		
4/01/26		228	202604	310-51300-34000	MANAGEMENT FEES APR26	*	4,156.83		
4/01/26		228	202604	310-51300-35200	WEBSITE ADMIN APR26	*	108.17		
4/01/26		228	202604	310-51300-35100	INFORMATION TECH APR26	*	162.25		
4/01/26		228	202604	310-51300-31300	DISSEM AGENT SVC APR26	*	901.25		
4/01/26		228	202604	330-57200-11000	AMENITY ACCESS APR26	*	811.17		
4/01/26		228	202604	310-51300-51000	OFFICE SUPPLIES	*	.66		
4/01/26		228	202604	310-51300-42000	POSTAGE	*	16.28		
4/01/26		228	202604	310-51300-42500	COPIES	*	54.30		
								8,103.58	001246
GOVERNMENTAL MANAGEMENT SERVICES-CF									
4/15/26	00068	4/12/26	14784	202603 310-51300-31500	GENERAL COUNSEL MAR26	*	2,708.94		
								2,708.94	001247
KILINSKI VAN WYK PLLC									
4/15/26	00076	4/02/26	RES 21-1	202603 310-51300-31100	ENGINEERING SVC MAR26	*	157.50		
								157.50	001248
RAYL ENGINEERING & SURVEYING LLC									
4/15/26	00046	4/15/26	04152026	202604 300-20700-10000	ASSESS TRANSFER S2016 2A	*	498.47		
4/15/26		04152026	202604	300-20700-10000	ASSESS TRANSFER S2018 2B	*	584.94		
4/15/26		04152026	202604	300-20700-10000	ASSESS TRANSFER S2018 3A	*	2,356.78		

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
4/15/26		04152026	202604 300-20700-10000	ASSESS TRANSFER S2019 3B	*	1,507.61		
4/15/26		04152026	202604 300-20700-10000	ASSESS TRANSFER S2019 3C	*	1,012.38		
4/15/26		04152026	202604 300-20700-10000	ASSESS TRANSFER S2020 3D	*	1,795.27		
TOWNE PARK CDD CO US BANK							7,755.45	001249
TOTAL FOR BANK A						72,648.21		

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 #
4/06/26	00025	4/02/26	8145-03.	202603	330	57200	43000		3883 WHITE IBIS AE MAR26	*	750.42		
		4/02/26	8145-03.	202603	330	57200	43210		3883 WHITE IBIS AW MAR26	*	214.77		
LAKELAND ELECTRIC											965.19	080054	
4/06/26	00025	4/03/26	0197-03.	202603	320	53800	43300		3334 MEDULLA EP MAR26	*	19.46		
LAKELAND ELECTRIC											19.46	080055	
4/06/26	00025	4/03/26	1307-03.	202603	330	57200	43000		3334 MEDULLA AE MAR26	*	940.37		
		4/03/26	1307-03.	202603	330	57200	43210		3334 MEDULLA AW MAR26	*	301.25		
		4/03/26	1307-03.	202603	330	57200	43210		3334 MEDULLA AW MAR26	*	745.49		
LAKELAND ELECTRIC											1,987.11	080056	
4/06/26	00025	4/03/26	3606-03.	202603	320	53800	43300		3896 WHITE IBIS EP MAR26	*	107.40		
LAKELAND ELECTRIC											107.40	080057	
4/06/26	00025	4/03/26	3648-03.	202603	320	53800	43300		4048 W PIPKIN E MAR26	*	26.93		
LAKELAND ELECTRIC											26.93	080058	
4/06/26	00025	4/03/26	5224-03.	202603	320	53800	43200		5107 WHITE EGRET IR MAR26	*	31.00		
LAKELAND ELECTRIC											31.00	080059	
4/06/26	00025	4/03/26	5225-03.	202603	320	53800	43200		3606 PEREGRINE IR MAR26	*	29.18		
LAKELAND ELECTRIC											29.18	080060	
4/13/26	00119	4/08/26	7773-04.	202604	330	53800	41000		3334 MEDULLA APR26	*	110.00		
SPECTRUM BUSINESS											110.00	080061	
TOTAL FOR BANK Z											3,276.27		
TOTAL FOR REGISTER											75,924.48		

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Towne Park
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 202,682	\$ -	\$ -	\$ -	\$ 202,682
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 213,465	\$ 213,465
State Board Administration	\$ 933,224	\$ -	\$ -	\$ -	\$ 933,224
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 158,681	\$ -	\$ -	\$ 158,681
Prepayment	\$ -	\$ 673	\$ -	\$ -	\$ 673
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 213,620	\$ -	\$ -	\$ 213,620
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 696,347	\$ -	\$ -	\$ 696,347
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 429,230	\$ -	\$ -	\$ 429,230
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 265,371	\$ -	\$ -	\$ 265,371
Prepayment	\$ -	\$ 145	\$ -	\$ -	\$ 145
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 439,132	\$ -	\$ -	\$ 439,132
Construction	\$ -	\$ -	\$ 14,650	\$ -	\$ 14,650
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 7,755	\$ -	\$ -	\$ 7,755
Prepaid Expenses	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Total Assets	\$ 1,144,132	\$ 3,119,293	\$ 14,650	\$ 213,465	\$ 4,491,540
Liabilities:					
Accounts Payable	\$ 30,524	\$ -	\$ -	\$ -	\$ 30,524
Due to Debt Service	\$ 7,755	\$ -	\$ -	\$ -	\$ 7,755
Total Liabilities	\$ 38,280	\$ -	\$ -	\$ -	\$ 38,280
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 270,327	\$ -	\$ -	\$ 270,327
Debt Service - Series 2018 - 2B	\$ -	\$ 274,761	\$ -	\$ -	\$ 274,761
Debt Service - Series 2018 - 3A	\$ -	\$ 955,400	\$ -	\$ -	\$ 955,400
Debt Service - Series 2019 - 3B	\$ -	\$ 598,660	\$ -	\$ -	\$ 598,660
Debt Service - Series 2019 - 3C	\$ -	\$ 379,216	\$ -	\$ -	\$ 379,216
Debt Service - Series 2020 - 3D	\$ -	\$ 640,930	\$ -	\$ -	\$ 640,930
Capital Projects	\$ -	\$ -	\$ 14,650	\$ -	\$ 14,650
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 213,465	\$ 213,465
Unassigned	\$ 1,097,626	\$ -	\$ -	\$ -	\$ 1,097,626
Total Fund Balances	\$ 1,105,852	\$ 3,119,293	\$ 14,650	\$ 213,465	\$ 4,453,260
Total Liabilities & Fund Balance	\$ 1,144,132	\$ 3,119,293	\$ 14,650	\$ 213,465	\$ 4,491,540

Towne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,006,429	\$ 1,006,429	\$ -
Interest Income - SBA	\$ 4,000	\$ 4,000	\$ 11,332	\$ 7,332
Other Income	\$ 4,000	\$ 4,000	\$ 12,066	\$ 8,066
Total Revenues	\$ 1,032,144	\$ 1,014,429	\$ 1,029,827	\$ 15,398
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,600	\$ 400
Employee FICA Expense	\$ 918	\$ 459	\$ 428	\$ 31
Engineering Fees	\$ 30,000	\$ 15,000	\$ 8,047	\$ 6,953
Attorney	\$ 40,000	\$ 20,000	\$ 20,432	\$ (432)
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,815	\$ 5,408	\$ 5,408	\$ -
Trustee Fees	\$ 26,254	\$ 21,184	\$ 21,184	\$ -
Management Fees	\$ 49,882	\$ 24,941	\$ 24,941	\$ -
Information Technology	\$ 1,947	\$ 974	\$ 974	\$ -
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ -
Postage & Delivery	\$ 1,300	\$ 650	\$ 609	\$ 41
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 125	\$ 68	\$ 57
Legal Advertising	\$ 3,500	\$ 1,750	\$ 1,221	\$ 529
Other Current Charges	\$ 600	\$ 300	\$ 194	\$ 106
Office Supplies	\$ 200	\$ 100	\$ 5	\$ 95
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 202,955	\$ 116,706	\$ 107,688	\$ 9,018

Towne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 39,822	\$ 39,822	\$ 27,384	\$ 12,438
Field Management	\$ 22,712	\$ 11,356	\$ 11,356	\$ -
Landscape Maintenance	\$ 271,575	\$ 135,787	\$ 132,262	\$ 3,525
Landscape Enhancements/Replacement	\$ 55,000	\$ 27,500	\$ 3,506	\$ 23,994
Pond Maintenance	\$ 66,000	\$ 33,000	\$ 33,000	\$ -
Electric	\$ 2,527	\$ 1,264	\$ 250	\$ 1,014
Water & Sewer	\$ 814	\$ 407	\$ 566	\$ (159)
Irrigation Repairs	\$ 12,500	\$ 12,500	\$ 13,558	\$ (1,058)
General Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 16,040	\$ (6,040)
Contingency	\$ 17,500	\$ 17,500	\$ 19,847	\$ (2,347)
Subtotal Field Expenditures	\$ 508,449	\$ 289,136	\$ 257,767	\$ 31,369
Amenity Expenditures				
Electric	\$ 26,400	\$ 13,200	\$ 9,893	\$ 3,307
Water	\$ 10,000	\$ 5,000	\$ 6,356	\$ (1,356)
Internet & Phone	\$ 3,680	\$ 1,840	\$ 1,325	\$ 515
Playground & Equipment Lease	\$ 7,575	\$ 3,788	\$ 1,671	\$ 2,116
Pool Service Contract	\$ 45,114	\$ 22,557	\$ 23,900	\$ (1,343)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Janitorial Services	\$ 22,500	\$ 11,250	\$ 8,379	\$ 2,871
Security Services	\$ 53,025	\$ 26,513	\$ 17,897	\$ 8,615
Pest Control	\$ 3,570	\$ 1,785	\$ 1,700	\$ 85
Amenity Access Management	\$ 9,734	\$ 4,867	\$ 4,872	\$ (5)
Amenity Repair & Maintenance	\$ 30,000	\$ 15,000	\$ 4,280	\$ 10,720
Dolostone Parking Improvements	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Contingency	\$ 20,000	\$ 10,000	\$ 3,310	\$ 6,690
Subtotal Amenity Expenditures	\$ 252,598	\$ 126,299	\$ 83,585	\$ 42,714
Total Operations & Maintenance	\$ 761,047	\$ 415,435	\$ 341,352	\$ 74,083
Total Expenditures	\$ 964,001	\$ 532,140	\$ 449,040	\$ 83,100
Excess (Deficiency) of Revenues over Expenditures	\$ 68,142		\$ 580,787	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (68,142)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (68,142)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 580,787	
Fund Balance - Beginning	\$ -		\$ 525,065	
Fund Balance - Ending	\$ -		\$ 1,105,852	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 109,122	\$ 109,122	\$ -
Interest	\$ 4,404	\$ 4,087	\$ 4,087	\$ -
Total Revenues	\$ 116,118	\$ 113,209	\$ 113,209	\$ -
Expenditures:				
Interest - 11/1	\$ 37,694	\$ 37,694	\$ 37,694	\$ -
Principal - 11/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 36,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 109,513	\$ 72,694	\$ 72,694	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,606		\$ 40,515	
Fund Balance - Beginning	\$ 117,771		\$ 229,812	
Fund Balance - Ending	\$ 124,377		\$ 270,327	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 128,050	\$ 128,050	\$ -
Interest	\$ 3,543	\$ 3,528	\$ 3,528	\$ -
Total Revenues	\$ 133,847	\$ 131,577	\$ 131,577	\$ -
Expenditures:				
Interest - 11/1	\$ 43,147	\$ 43,147	\$ 43,147	\$ -
Principal - 5/1	\$ 43,147	\$ -	\$ -	\$ -
Interest - 5/1	\$ 35,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 121,294	\$ 43,147	\$ 43,147	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,553		\$ 88,430	
Fund Balance - Beginning	\$ 125,174		\$ 186,330	
Fund Balance - Ending	\$ 137,727		\$ 274,761	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 515,929	\$ 515,929	\$ -
Interest	\$ 12,161	\$ 11,656	\$ 11,656	\$ -
Total Revenues	\$ 537,172	\$ 527,585	\$ 527,585	\$ -
Expenditures:				
Interest - 11/1	\$ 185,200	\$ 185,200	\$ 185,200	\$ -
Principal - 5/1	\$ 185,200	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 515,400	\$ 185,200	\$ 185,200	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 21,772		\$ 342,385	
Fund Balance - Beginning	\$ 353,930		\$ 613,015	
Fund Balance - Ending	\$ 375,702		\$ 955,400	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 330,034	\$ 330,034	\$ -
Interest	\$ 7,663	\$ 7,193	\$ 7,193	\$ -
Total Revenues	\$ 343,507	\$ 337,227	\$ 337,227	\$ -
Expenditures:				
Interest - 11/1	\$ 111,372	\$ 111,372	\$ 111,372	\$ -
Principal - 5/1	\$ 111,372	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 337,744	\$ 111,372	\$ 111,372	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,763		\$ 225,855	
Fund Balance - Beginning	\$ 203,398		\$ 372,805	
Fund Balance - Ending	\$ 209,161		\$ 598,660	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 221,623	\$ 221,623	\$ -
Interest	\$ 4,723	\$ 4,432	\$ 4,432	\$ -
Total Revenues	\$ 230,248	\$ 226,055	\$ 226,055	\$ -
Expenditures:				
Interest - 11/1	\$ 74,425	\$ 74,425	\$ 74,425	\$ -
Principal - 5/1	\$ 74,425	\$ -	\$ -	\$ -
Interest - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 223,850	\$ 74,425	\$ 74,425	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,398		\$ 151,630	
Fund Balance - Beginning	\$ 113,955		\$ 227,585	
Fund Balance - Ending	\$ 120,352		\$ 379,216	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 393,007	\$ 393,007	\$ -
Interest	\$ 7,857	\$ 7,287	\$ 7,287	\$ -
Total Revenues	\$ 407,782	\$ 400,295	\$ 400,295	\$ -
Expenditures:				
Interest - 11/1	\$ 122,559	\$ 122,559	\$ 122,559	\$ -
Principal - 5/1	\$ 122,559	\$ -	\$ -	\$ -
Interest - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 400,119	\$ 122,559	\$ 122,559	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,663		\$ 277,735	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,508)	\$ (3,508)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,508)	\$ (3,508)
Net Change in Fund Balance	\$ 7,663		\$ 274,228	
Fund Balance - Beginning	\$ 165,339		\$ 366,702	
Fund Balance - Ending	\$ 173,002		\$ 640,930	

Towne Park
Community Development District
Capital Projects Fund Series 2020 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 218	\$ 218
Total Revenues	\$ -	\$ -	\$ 218	\$ 218
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 218	\$ 218
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,508	\$ 3,508
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,508	\$ 3,508
Net Change in Fund Balance	\$ -	\$ -	\$ 3,726	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 10,924	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 14,650	\$ -

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	\$ 866	\$ 866	\$ 3,452	\$ -
Total Revenues	\$ 866	\$ 866	\$ 3,452	\$ -
Expenditures:				
Hydraulic Lift (Pool)	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 866		\$ 3,452	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 68,142	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 68,142	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,008		\$ 3,452	
Fund Balance - Beginning	\$ 198,338		\$ 210,013	
Fund Balance - Ending	\$ 267,345		\$ 213,465	

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 32,915	\$ 949,626	\$ 12,056	\$ 7,235	\$ 4,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,006,429
Interest Income - SBA	\$ 1,225	\$ 931	\$ 928	\$ 2,498	\$ 2,729	\$ 3,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,332
Other Income	\$ 560	\$ 9,057	\$ 254	\$ 917	\$ 519	\$ 759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,066
Total Revenues	\$ 1,785	\$ 42,903	\$ 950,807	\$ 15,470	\$ 10,483	\$ 8,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,029,827
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,952	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,007
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ 2,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,432
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,184
Management Fees	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,941
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,221
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 47,733	\$ 11,726	\$ 13,521	\$ 8,657	\$ 16,896	\$ 9,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,648

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 27,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,384
Field Management	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,356
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ 25,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,262
Landscape Enhancements/Replacement	\$ 3,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,506
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000
Electric	\$ (529)	\$ 258	\$ 231	\$ 70	\$ 66	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Water & Sewer	\$ 176	\$ 85	\$ 92	\$ 98	\$ 55	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566
Irrigation Repairs	\$ 6,215	\$ 5,459	\$ 475	\$ 63	\$ 500	\$ 845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,558
General Repairs & Maintenance	\$ 7,345	\$ 4,295	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,040
Contingency	\$ 87	\$ 3,431	\$ 1,279	\$ 6	\$ -	\$ 15,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,847
Subtotal Field Expenditures	\$ 70,631	\$ 39,974	\$ 32,922	\$ 32,664	\$ 33,048	\$ 48,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,767
Amenity Expenditures													
Electric	\$ 2,296	\$ 1,494	\$ 1,560	\$ 1,488	\$ 1,364	\$ 1,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,893
Water	\$ 2,210	\$ 785	\$ 679	\$ 730	\$ 692	\$ 1,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,356
Internet & Phone	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,325
Playground & Equipment Lease	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,671
Pool Service Contract	\$ 3,700	\$ 3,700	\$ 5,400	\$ 3,700	\$ 3,700	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,900
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,281	\$ 1,350	\$ 1,480	\$ 1,680	\$ 1,230	\$ 1,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,379
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ 4,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,897
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ 811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,872
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,175	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,280
Contingency	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,310
Subtotal Amenity Expenditures	\$ 17,472	\$ 12,204	\$ 14,315	\$ 13,645	\$ 12,263	\$ 13,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,585
Total Operations & Maintenance	\$ 88,103	\$ 52,178	\$ 47,237	\$ 46,308	\$ 45,310	\$ 62,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,352
Total Expenditures	\$ 135,835	\$ 63,904	\$ 60,759	\$ 54,965	\$ 62,207	\$ 71,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 449,000
Excess (Deficiency) of Revenues over Expenditures	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (51,724)	\$ (62,952)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580,827
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (51,724)	\$ (62,952)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580,827

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
03/13/26	2/1-2/28/26	\$12,604.96	\$0.00	(\$252.10)	\$0.00	\$12,352.86	\$4,597.41	\$498.47	\$584.94	\$2,356.78	\$1,507.61	\$1,012.38	\$1,795.27	\$12,352.86
TOTAL		\$ 2,873,683.57	\$ (118,701.30)	\$ (55,691.43)	\$ 4,902.66	\$ 2,704,193.50	\$ 1,006,428.89	\$ 109,121.71	\$ 128,049.54	\$ 515,929.10	\$ 330,033.94	\$ 221,623.11	\$ 393,007.21	\$ 2,704,193.50

98%	Net Percent Collected
\$47,602.53	Balance Remaining to Collect

SECTION 3



April 15, 2026

Brittany Brookes – Recording Secretary
Towne Park CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Towne Park Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **2,295** voters within the Towne Park Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida