

***Towne Park  
Community Development District***

***Agenda***

***June 2, 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

May 6, 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, June 2, 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 April 7, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-08 Amending the District's Parking and Towing Rules
5. Consideration of Agreement for Dock Installation at 5277 White Egret Lane
6. Consideration of Landscape Services Temporary Fuel Surcharge Proposal
7. Consideration of Addendum to Pool Maintenance Services Agreement- Temporary Fuel Surcharge
8. Ratification of Proposal for Pool Drain Filter Replacement
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Fence Options for Dog Park
    - ii. Consideration of Proposal for Pool Furniture
    - iii. Discussion of Paver Replacement
  - D. District Manager's Report
    - i. Approval of Check Registers
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Registered Voters- 2,295
10. Supervisors Requests
11. 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; RATIFYING ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; 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 Board of Supervisors of the District (“**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*.

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Amended and Restated Rules Relating to Parking and Parking Enforcement*, (the “**Parking Policies**”), a copy of which is attached hereto as **Exhibit A**, for immediate use and application; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Parking Policies and a public hearing was held at a meeting of the Board on June 2, 2026; and

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

**SECTION 1.** The attached Parking Policies are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Parking Policies shall stay in full force and effect until such time as they are otherwise amended by the Board.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of June 2026.

ATTEST:

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Amended and Restated Rules Relating to Parking and Parking Enforcement

**Exhibit A:**

Amended and Restated Rules Relating to Parking and Parking Enforcement

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

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In accordance with Chapter 190, *Florida Statutes*, and on June 2, 2026 at a duly noticed public meeting, the Board of Supervisors of the Towne Park Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

**SECTION 2. DEFINITIONS.**

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

**SECTION 3. DESIGNATED PARKING AREAS.** Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles (“**Tow Away Zone**”), enforceable subject to the Policy set forth herein. Vehicles may be parked

overnight on District property, only as indicated on **Exhibit B**, attached hereto (“**Overnight Parking Areas**”) and with a pre-approved permit as set forth in Section 5 of this Policy.

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

**SECTION 5. EXCEPTIONS.**

**A. PARKING DURING AMENITY HOURS.** Vehicles may park in the Towne Park Estates and Riverstone amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.

**B. OVERNIGHT PARKING PERMITS.** Residents may apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park in the Overnight Parking Areas indicated on Exhibit B after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile’s license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
  - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
  - ii. The make/model and license plate of the vehicle to which the permit will apply;
  - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
  - iv. The date and time of the expiration of the requested Overnight Parking Permit.

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

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee shall review and process an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee, in his or her sole discretion. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

**C. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

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

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

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

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

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

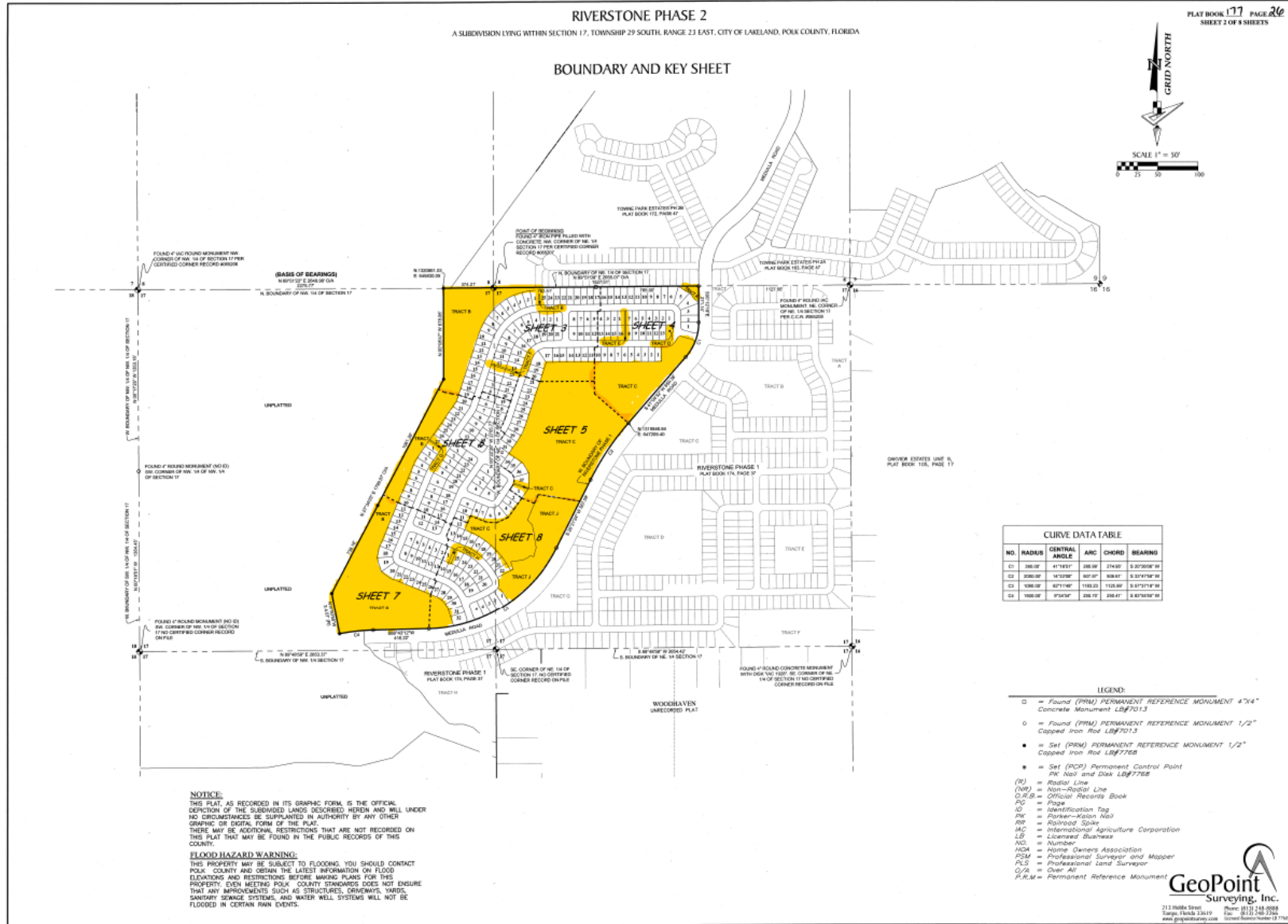
- EXHIBIT A – *Tow Away Zone (highlighted areas)***
- EXHIBIT B - *Map of Overnight Parking Areas***

Effective date:



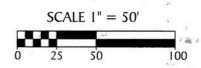


# Tow Away Zones



# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



**CURVE DATA TABLE**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C4	155.00'	59°57'20"	182.20'	154.90'	N 60°10'09" W
C5	60.00'	259°50'09"	272.10'	92.04'	S 40°03'53" E
C6	80.00'	94°42'20"	132.23'	117.69'	N 07°12'18" E
C7	700.00'	17°46'34"	217.18'	216.31'	N 63°26'49" E
C23	25.00'	79°50'09"	34.83'	32.08'	S 49°56'07" W
C27	875.00'	0°13'11"	3.36'	3.36'	S 72°26'37" W
C30	25.00'	69°00'41"	30.11'	28.32'	S 77°27'16" E
C31	60.00'	7°00'42"	7.34'	7.34'	S 86°20'50" W
C32	60.00'	65°48'47"	68.92'	65.19'	S 49°56'05" W
C33	60.00'	9°33'37"	10.01'	10.00'	S 00°17'13" E
C34	60.00'	51°55'38"	54.38'	52.54'	S 31°01'51" E
C35	60.00'	49°47'56"	52.15'	50.52'	S 81°53'38" E
C36	60.00'	63°11'22"	66.17'	62.87'	N 41°36'44" E
C37	25.00'	38°36'09"	16.84'	16.53'	S 29°19'08" W
C38	25.00'	41°13'59"	17.99'	17.61'	S 69°14'12" W
C39	180.00'	3°05'20"	9.70'	9.70'	S 88°36'09" E
C40	180.00'	16°16'51"	51.15'	50.98'	S 78°50'03" E
C41	180.00'	18°10'46"	57.11'	56.87'	S 61°41'15" E
C42	180.00'	9°38'56"	30.31'	30.28'	S 47°46'24" E
C43	25.00'	69°00'41"	30.11'	28.32'	S 77°27'16" E
C44	25.00'	0°17'11"	0.12'	0.12'	N 67°53'49" E
C45	725.00'	41°14'47"	53.10'	53.09'	N 69°51'06" E
C60	150.00'	29°59'15"	68.04'	67.27'	S 75°09'11" E
C61	25.00'	119°33'43"	52.17'	43.21'	S 00°22'42" E

**CURVE DATA TABLE**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C62	725.00'	4°50'42"	61.31'	61.29'	S 56°58'49" W
C63	105.00'	13°12'20"	24.20'	24.15'	S 47°57'18" W
C64	105.00'	40°11'54"	73.67'	72.17'	S 21°15'11" W
C65	105.00'	25°11'39"	46.17'	45.80'	S 11°26'36" E
C66	105.00'	16°06'27"	29.52'	29.42'	S 32°05'39" E
C67	675.00'	5°08'14"	60.52'	60.50'	N 64°55'24" E
C68	675.00'	4°50'30"	57.04'	57.02'	N 69°54'47" E
C76	55.00'	94°42'20"	90.91'	80.91'	S 07°12'18" W
C77	675.00'	2°39'35"	31.33'	31.33'	N 55°53'15" E
C78	675.00'	5°08'14"	60.52'	60.50'	N 59°47'10" E
C88	216.00'	23°53'37"	90.08'	86.43'	S 12°05'37" E
C89	216.00'	16°06'27"	60.72'	60.52'	S 32°05'39" E
C52	762.50'	0°13'11"	2.92'	2.92'	S 72°26'37" W
C523	562.50'	4°50'30"	47.53'	47.52'	S 69°54'47" W
C524	562.50'	7°47'13"	76.45'	76.39'	N 53°19'27" E
C525	562.50'	5°08'14"	50.44'	50.42'	N 59°47'10" E
C526	562.50'	5°08'14"	50.44'	50.42'	N 64°55'24" E
C584	180.00'	47°11'53"	148.28'	144.12'	N 66°32'52" W
C600	216.00'	40°00'04"	150.80'	147.76'	S 20°08'51" E
C607	725.00'	4°34'49"	57.96'	57.94'	S 70°02'37" W
C608	675.00'	17°46'34"	208.42'	208.58'	S 63°26'45" W
C631	60.00'	12°32'06"	13.13'	13.10'	S 10°45'39" W
C652	700.00'	10°03'48"	122.96'	122.79'	S 59°35'22" W
C657	700.00'	7°42'48"	94.23'	94.16'	S 68°28'39" W

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S 89°42'47" W	15.68'
L2	S 89°42'47" W	15.68'

- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - ⊙ = Set (PCP) Permanent Control Point
  - PRM = Permanent Reference Monument
  - (R) = Radial Line
  - (NR) = Non-Radial Line
  - O.R.B. = Official Records Book
  - PG = Page
  - ID = Identification Tag
  - PK = Parker-Kalon Nail
  - RR = Railroad Spike
  - IAC = International Agriculture Corporation
  - LB = Licensed Business
  - NO. = Number
  - HOA = Home Owners Association
  - PSM = Professional Surveyor and Mapper
  - PLS = Professional Land Surveyor
  - O/A = Over All
  - P.U.E. = Public Utility Easement

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

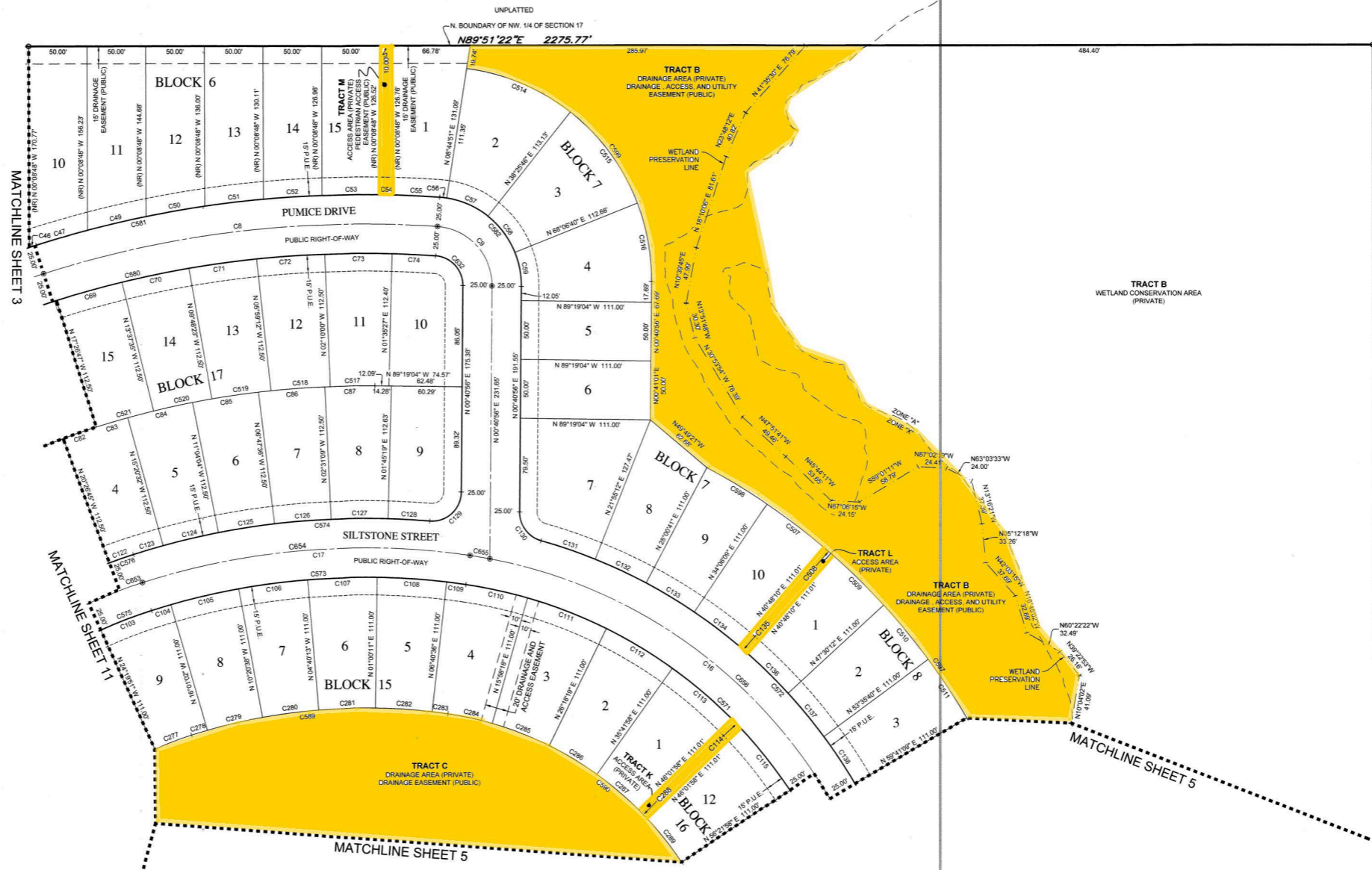
**PARALLEL-OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 6" = 5.00"; 7.5" = 7.50")**



# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C8	900.00	21°41'30"	340.73	338.70	N 83°10'47" E
C9	50.00	88°39'25"	75.62	68.62	S 42°38'46" E
C16	425.00	61°19'36"	454.90	433.49	N 51°04'24" W
C17	625.00	25°55'47"	282.85	280.44	S 85°17'55" W
C46	725.00	0°23'03"	4.96	4.86	N 72°08'30" E
C47	925.00	2°55'29"	47.22	47.21	N 73°47'46" E
C49	925.00	3°10'44"	51.32	51.32	N 76°50'53" E
C50	925.00	3°08'37"	50.75	50.75	N 80°00'34" E
C51	925.00	3°07'08"	50.35	50.35	N 83°08'26" E
C52	925.00	3°06'13"	50.11	50.10	N 86°15'07" E
C53	925.00	3°05'51"	50.01	50.00	N 89°21'09" E
C54	925.00	0°37'11"	10.00	10.00	S 88°47'20" E
C55	925.00	2°30'17"	40.44	40.43	S 87°13'37" E
C56	75.00	4°43'20"	6.18	6.18	S 83°36'48" E
C57	75.00	29°40'54"	38.85	38.42	S 66°24'42" E
C58	75.00	29°40'54"	38.85	38.42	S 36°43'47" E
C59	75.00	22°34'17"	29.55	29.36	S 10°36'12" E
C69	875.00	3°49'12"	58.34	58.33	S 74°27'49" W
C70	875.00	3°49'12"	58.34	58.33	S 78°17'01" W
C71	875.00	3°49'12"	58.34	58.33	S 82°06'12" W
C72	875.00	3°49'12"	58.34	58.33	S 85°55'24" W
C73	875.00	3°45'27"	57.38	57.37	S 89°42'44" W
C74	875.00	2°26'04"	37.18	37.18	N 87°11'30" W
C82	562.50	2°46'47"	27.29	27.29	N 70°56'38" E
C83	762.50	2°19'26"	30.93	30.92	N 73°29'45" E
C84	762.50	4°16'28"	56.88	56.87	N 76°47'42" E
C85	762.50	4°16'28"	56.88	56.87	N 81°04'10" E
C86	762.50	4°16'28"	56.88	56.87	N 85°20'38" E
C87	762.50	3°12'05"	42.60	42.60	N 89°04'54" E
C103	400.00	6°39'53"	46.53	46.50	N 69°00'05" E
C104	600.00	1°38'56"	17.27	17.27	N 73°09'30" E
C105	600.00	5°40'25"	59.41	59.39	N 78°49'10" E
C106	600.00	5°40'25"	59.41	59.39	N 82°29'34" E
C107	600.00	5°40'25"	59.41	59.39	N 88°09'59" E
C108	600.00	5°40'25"	59.41	59.39	S 88°09'37" E
C109	600.00	1°35'13"	16.62	16.62	S 82°31'48" E
C110	400.00	7°42'30"	53.81	53.77	S 77°52'57" E
C111	400.00	10°20'00"	72.14	72.04	S 68°51'42" E
C112	400.00	9°23'39"	65.58	65.51	S 58°59'52" E
C113	400.00	9°37'02"	67.14	67.06	S 49°29'31" E
C114	400.00	1°25'57"	10.00	10.00	S 43°58'02" E
C115	400.00	9°37'02"	67.14	67.06	S 38°28'33" E
C122	450.00	2°46'47"	21.83	21.83	N 70°56'38" E
C123	650.00	2°19'26"	26.36	26.36	N 73°29'45" E
C124	650.00	4°16'28"	48.49	48.48	N 76°47'42" E
C125	650.00	4°16'28"	48.49	48.48	N 81°04'10" E
C126	650.00	4°16'28"	48.49	48.48	N 85°20'38" E
C127	650.00	4°16'28"	48.49	48.48	N 89°37'05" E
C128	650.00	3°08'18"	35.60	35.60	S 86°40'32" E
C129	25.00	94°12'41"	41.11	36.63	N 47°47'17" E
C130	25.00	74°58'10"	32.71	30.43	S 36°48'09" E
C131	450.00	6°12'26"	48.75	48.73	S 71°11'01" E
C132	450.00	6°05'29"	47.84	47.82	S 65°02'04" E
C133	450.00	6°05'29"	47.84	47.82	S 58°56'35" E
C134	450.00	6°03'49"	47.82	47.60	S 52°51'56" E
C135	450.00	1°16'24"	10.00	10.00	S 49°11'50" E
C136	450.00	6°03'49"	47.82	47.60	S 45°31'43" E
C137	450.00	6°05'29"	47.84	47.82	S 39°27'04" E
C138	450.00	6°05'29"	47.84	47.82	S 33°21'35" E
C277	289.00	6°39'53"	33.62	33.60	N 69°00'05" E
C278	489.00	1°38'56"	14.07	14.07	N 73°09'30" E
C279	489.00	5°40'25"	48.42	48.40	N 76°48'10" E
C280	489.00	5°40'25"	48.42	48.40	N 82°29'34" E
C281	489.00	5°40'25"	48.42	48.40	N 88°09'59" E
C282	489.00	5°40'25"	48.42	48.40	S 88°09'37" E
C283	489.00	1°35'13"	13.54	13.54	S 82°31'48" E
C284	289.00	7°42'30"	38.88	38.85	S 77°52'57" E
C285	289.00	10°20'00"	52.12	52.05	S 68°51'42" E
C286	289.00	9°23'39"	47.38	47.33	S 58°59'52" E
C287	289.00	9°20'31"	47.12	47.07	S 49°37'46" E
C288	289.00	1°58'58"	10.00	10.00	S 43°58'02" E
C289	289.00	9°20'31"	47.12	47.07	S 38°18'17" E
C507	561.00	6°11'23"	60.60	60.58	S 52°48'09" E
C508	561.00	1°01'17"	10.00	10.00	S 49°11'50" E
C509	561.00	6°11'23"	60.60	60.58	S 45°38'30" E
C510	561.00	6°05'29"	59.64	59.61	S 39°27'04" E
C511	561.00	6°05'29"	59.64	59.61	S 33°21'35" E
C514	180.00	30°54'36"	97.11	95.93	N 67°26'12" W
C515	180.00	31°10'10"	97.44	96.26	N 36°28'22" W
C516	180.00	21°38'47"	68.00	67.60	N 10°08'27" W
C517	762.50	2°50'56"	37.91	37.91	S 89°15'28" W
C518	762.50	3°49'12"	50.84	50.83	S 85°55'24" W
C519	762.50	3°49'12"	50.84	50.83	S 82°06'12" W
C520	762.50	3°49'12"	50.84	50.83	S 78°17'01" W
C521	762.50	3°49'12"	50.84	50.83	S 74°27'49" W
C522	400.00	61°19'36"	428.14	407.99	N 51°04'24" W
C571	450.00	53°52'38"	423.15	407.73	N 47°20'55" W
C573	600.00	25°55'47"	271.53	269.22	S 85°17'55" W
C574	650.00	22°33'35"	255.93	254.28	S 83°36'49" W
C575	400.00	69°16'28"	483.63	454.70	S 37°41'48" W



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C576	450.00	19°57'52"	156.80	156.01	S 62°21'08" W
C580	875.00	21°41'30"	331.27	329.39	S 83°10'47" W
C581	925.00	21°41'30"	350.20	348.11	S 83°10'47" W
C582	75.00	88°39'25"	113.43	102.93	N 42°38'46" W
C588	489.00	25°55'47"	221.30	219.42	S 85°17'55" W
C590	289.00	61°19'36"	309.33	294.78	N 51°04'24" W
C597	561.00	41°34'44"	407.11	398.24	N 41°11'57" W
C598	561.00	6°05'29"	59.64	59.61	N 58°56'35" W
C599	180.00	83°34'26"	262.56	239.89	N 41°06'17" W
C632	25.00	86°39'25"	37.81	34.31	N 42°38'46" W
C653	425.00	29°24'47"	195.92	194.19	S 59°07'38" W
C654	625.00	25°55'47"	282.85	280.44	S 85°17'55" W
C655	425.00	2°20'04"	17.32	17.31	N 80°34'10" W
C656	425.00	58°59'32"	437.58	418.51	N 49°54'22" W

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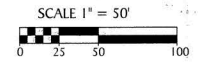
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE. 9 = 5.00) (IE. 7.5 = 7.50)

- LEGEND:**
- o = Found (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
  - PRM = Permanent Reference Monument
  - (R) = Radial Line
  - (NR) = Non-Radial Line
  - O.R.B. = Official Records Book
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  - PLS = Professional Land Surveyor
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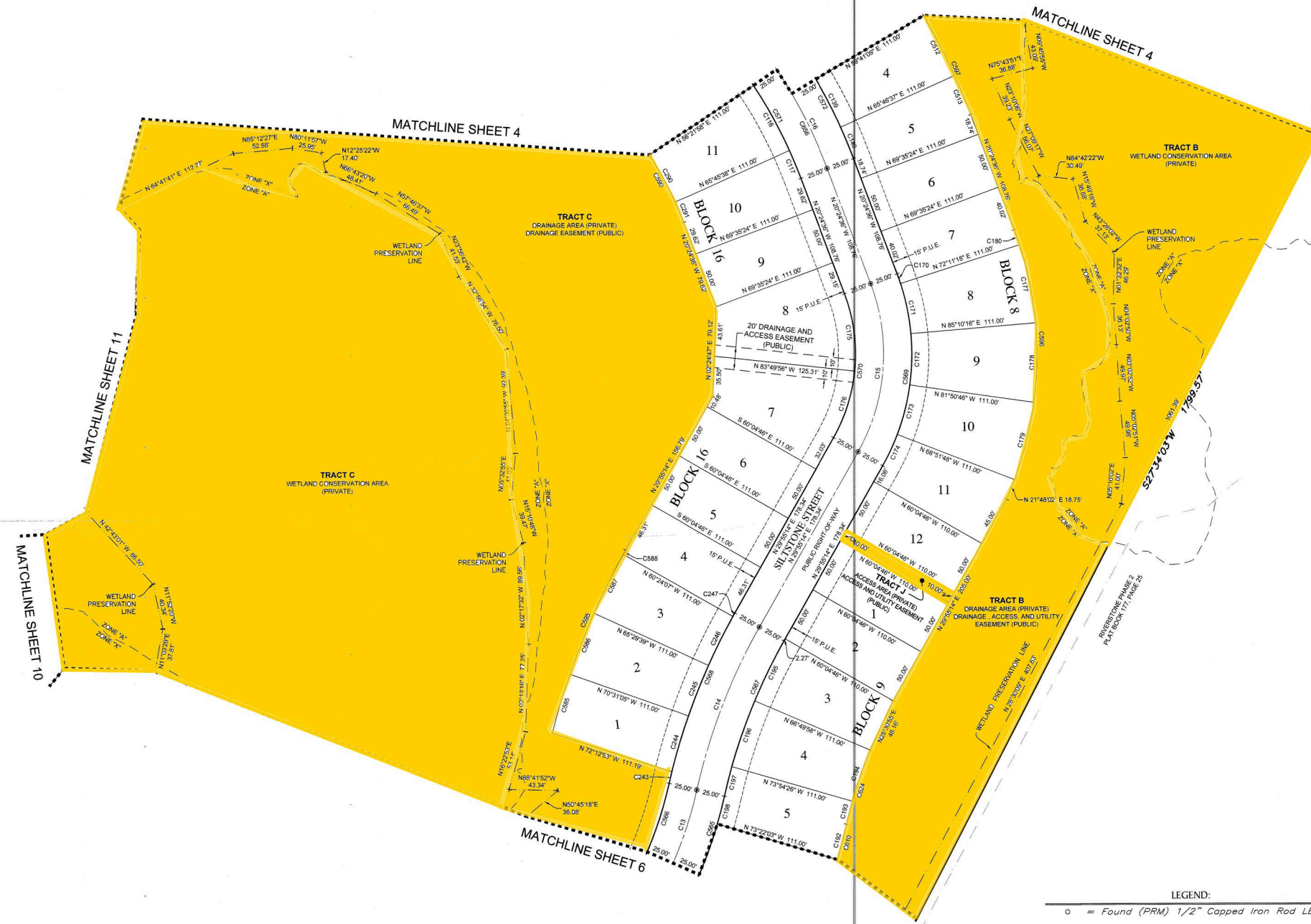
**GeoPoint Surveying, Inc.**  
213 Hobbs Street  
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# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

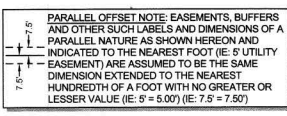


CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C13	375.00	76°50'05"	502.88	466.04	N 51°25'35" E
C14	825.00	16°54'41"	154.96	154.40	N 21°27'54" E
C15	175.00	50°19'50"	153.73	148.83	N 04°45'19" E
C16	425.00	61°19'36"	454.90	433.49	N 51°04'24" W
C116	400.00	9°23'39"	65.56	65.51	S 28°56'12" E
C117	400.00	3°49'47"	26.74	26.73	S 22°19'29" E
C139	450.00	6°05'29"	47.84	47.82	S 27°16'07" E
C140	450.00	3°48'47"	29.95	29.94	S 22°18'59" E
C170	200.00	2°35'54"	9.07	9.07	S 19°06'39" E
C171	200.00	12°58'58"	45.32	45.22	S 11°19'13" E
C172	200.00	12°58'58"	45.32	45.22	S 01°39'45" W
C173	200.00	12°58'58"	45.32	45.22	S 14°38'43" W
C174	200.00	8°47'02"	30.66	30.63	S 25°31'43" W
C175	150.00	26°34'40"	66.58	66.96	S 07°07'16" E
C176	150.00	23°45'10"	62.18	61.74	S 16°02'39" W
C177	311.00	12°58'58"	70.47	70.32	S 11°19'13" E
C178	311.00	12°58'58"	70.47	70.32	S 01°39'45" W
C179	311.00	12°58'58"	70.47	70.32	S 14°38'43" W
C180	311.00	2°35'54"	14.10	14.10	N 19°06'39" W
C192	511.00	3°37'24"	32.32	32.31	N 14°49'15" E
C193	389.00	3°05'01"	20.94	20.93	N 14°33'04" E
C194	389.00	7°04'28"	48.03	48.00	N 19°37'48" E
C195	500.00	6°45'12"	58.93	58.90	S 26°32'38" W
C196	500.00	7°04'28"	61.74	61.70	S 19°37'48" W
C197	500.00	3°05'01"	26.91	26.91	S 14°33'04" W
C198	400.00	3°37'24"	25.30	25.29	S 14°49'15" W
C243	550.00	1°06'47"	10.68	10.68	N 13°33'56" E
C244	550.00	5°21'35"	51.45	51.43	N 16°48'08" E
C245	550.00	5°01'25"	48.22	48.21	N 21°59'38" E
C246	550.00	5°02'32"	48.40	48.39	N 27°01'37" E
C247	550.00	0°22'22"	3.58	3.58	N 29°44'03" E
C290	289.00	9°23'39"	47.38	47.33	S 28°56'12" E
C291	289.00	3°49'47"	19.32	19.31	S 22°19'29" E
C512	561.00	6°05'29"	59.64	59.61	S 27°16'07" E
C513	561.00	3°48'47"	37.33	37.33	S 22°18'59" E
C565	400.00	76°50'05"	536.41	497.11	N 51°25'35" E
C566	350.00	76°50'05"	469.36	434.97	N 51°25'35" E
C567	500.00	16°54'41"	147.58	147.05	S 21°27'54" W
C568	550.00	16°54'41"	162.34	161.75	S 21°27'54" W
C569	200.00	50°19'50"	175.69	170.09	N 04°45'19" E
C570	150.00	50°19'50"	131.77	127.57	N 04°45'19" E
C571	400.00	61°19'36"	428.14	407.99	N 51°04'24" W
C572	450.00	53°52'38"	423.15	407.73	N 47°20'55" W
C585	661.00	4°44'38"	54.73	54.71	N 17°06'36" E
C586	661.00	5°01'25"	57.96	57.94	N 21°59'38" E
C587	661.00	5°03'02"	58.27	58.25	N 27°01'37" E
C588	661.00	0°21'51"	4.20	4.20	N 29°44'19" E
C590	289.00	61°19'36"	309.33	294.78	N 51°04'24" W
C595	661.00	15°10'58"	175.16	174.64	S 22°19'46" W
C596	311.00	41°32'48"	225.51	220.61	N 00°21'48" E
C597	561.00	41°34'44"	407.11	398.24	N 41°11'57" W
C610	511.00	76°50'05"	685.26	635.06	N 51°25'35" E
C624	389.00	10°09'30"	68.97	68.88	S 18°05'18" W
C656	425.00	58°59'32"	437.58	418.51	N 49°54'22" W



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# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C12	425.00'	110°44'31"	821.45'	699.42'	N 34°28'23" E
C13	375.00'	76°50'05"	502.88'	466.04'	N 51°25'35" E
C21	1025.00'	23°44'20"	424.68'	421.65'	S 51°37'04" E
C22	225.00'	24°52'40"	97.69'	96.93'	S 27°18'36" E
C181	511.00'	6°56'10"	61.86'	61.82'	N 85°24'22" E
C182	511.00'	7°03'24"	62.94'	62.90'	N 78°24'35" E
C183	511.00'	1°07'17"	10.00'	10.00'	N 74°19'14" E
C184	511.00'	8°03'27"	71.86'	71.80'	N 69°43'52" E
C185	511.00'	6°48'55"	60.78'	60.75'	N 62°17'41" E
C186	511.00'	6°48'55"	60.78'	60.75'	N 55°28'46" E
C187	511.00'	6°48'55"	60.78'	60.75'	N 48°39'51" E
C188	511.00'	6°48'55"	60.78'	60.75'	N 41°50'56" E
C189	511.00'	7°29'48"	66.86'	66.81'	N 34°41'35" E
C190	511.00'	7°29'48"	66.86'	66.81'	N 27°11'46" E
C191	511.00'	6°48'55"	60.78'	60.75'	N 20°02'25" E
C199	400.00'	6°48'55"	47.58'	47.55'	S 20°02'25" W
C200	400.00'	7°29'48"	52.34'	52.30'	S 27°11'46" W
C201	400.00'	7°29'48"	52.34'	52.30'	S 34°41'35" W
C202	400.00'	6°48'55"	47.58'	47.55'	S 41°50'56" W
C203	400.00'	6°48'55"	47.58'	47.55'	S 48°39'51" W
C204	400.00'	6°48'55"	47.58'	47.55'	S 55°28'46" W
C205	400.00'	6°48'55"	47.58'	47.55'	S 62°17'41" W
C206	400.00'	8°12'47"	57.34'	57.29'	S 69°43'52" W
C207	400.00'	1°25'58"	10.00'	10.00'	S 74°37'55" W
C208	400.00'	6°44'43"	47.09'	47.06'	S 78°43'15" W
C209	400.00'	6°46'50"	47.34'	47.31'	S 85°29'02" W
C210	400.00'	0°58'11"	6.77'	6.77'	S 89°21'32" W
C211	400.00'	7°49'16"	54.60'	54.56'	S 85°56'00" W
C212	400.00'	9°23'39"	65.58'	65.51'	S 77°19'32" W
C213	400.00'	9°23'39"	65.58'	65.51'	S 67°55'53" W
C214	400.00'	9°23'39"	65.58'	65.51'	S 58°32'14" W
C215	400.00'	9°23'39"	65.58'	65.51'	S 49°08'34" W
C216	400.00'	9°23'39"	65.58'	65.51'	S 39°44'55" W
C235	450.00'	4°24'16"	34.59'	34.58'	N 86°24'58" E
C236	450.00'	1°13'32"	9.63'	9.62'	N 89°13'52" E
C237	350.00'	8°37'16"	52.66'	52.61'	N 85°32'00" E
C238	350.00'	11°14'10"	68.64'	68.53'	N 79°36'17" E
C239	350.00'	11°14'10"	68.64'	68.53'	N 64°22'08" E
C240	350.00'	11°14'10"	68.64'	68.53'	N 53°07'58" E
C241	350.00'	11°14'10"	68.64'	68.53'	N 41°53'49" E
C242	350.00'	23°16'11"	142.15'	141.17'	N 24°38'38" E
C248	239.00'	11°14'10"	46.87'	46.79'	S 41°53'49" W
C249	239.00'	11°14'10"	46.87'	46.79'	S 53°07'58" W
C250	239.00'	11°14'10"	46.87'	46.79'	S 64°22'08" W
C258	289.00'	9°23'39"	47.38'	47.33'	N 39°44'55" E
C259	289.00'	9°23'39"	47.38'	47.33'	N 49°08'34" E
C260	289.00'	9°23'39"	47.38'	47.33'	N 58°32'14" E
C261	289.00'	9°23'39"	47.38'	47.33'	N 67°55'53" E
C262	289.00'	9°23'39"	47.38'	47.33'	N 77°19'32" E
C263	289.00'	7°49'16"	39.45'	39.42'	N 85°56'00" E
C264	511.00'	0°58'11"	6.65'	6.65'	N 89°21'32" E
C317	1161.00'	1°47'13"	36.21'	36.21'	N 40°38'31" W
C318	1161.00'	2°53'28"	58.58'	58.58'	N 42°58'52" E
C319	1161.00'	2°53'28"	58.58'	58.58'	N 45°52'20" W
C320	1161.00'	2°53'28"	58.58'	58.58'	N 48°45'48" W
C325	1000.00'	3°25'08"	59.67'	59.66'	S 48°30'58" E
C326	1000.00'	3°25'08"	59.67'	59.66'	S 45°05'50" E
C327	1000.00'	3°38'22"	63.52'	63.51'	S 41°34'05" E
C328	200.00'	10°51'50"	37.92'	37.87'	S 34°18'59" E
C329	200.00'	14°00'50"	48.92'	48.80'	S 21°52'40" E
C331	25.00'	86°58'59"	37.95'	34.41'	S 28°37'15" W
C332	450.00'	5°30'18"	43.24'	43.22'	S 69°21'05" W
C333	450.00'	6°34'43"	51.67'	51.64'	S 63°19'05" W
C334	450.00'	6°34'43"	51.67'	51.64'	S 56°44'23" W
C335	450.00'	6°34'43"	51.67'	51.64'	S 50°09'40" W
C336	450.00'	6°34'43"	51.67'	51.64'	S 43°34'58" W
C356	889.00'	3°25'08"	53.05'	53.04'	S 48°30'58" E
C359	889.00'	3°25'08"	53.05'	53.04'	S 45°05'50" E
C360	889.00'	3°45'20"	58.27'	58.26'	S 41°30'38" E
C364	561.00'	6°34'43"	64.41'	64.38'	N 43°34'58" E
C365	561.00'	6°34'43"	64.41'	64.38'	N 50°09'40" E
C366	561.00'	6°34'43"	64.41'	64.38'	N 56°44'23" E
C367	561.00'	6°34'43"	64.41'	64.38'	N 63°19'05" E
C368	561.00'	7°54'50"	77.49'	77.43'	N 70°33'52" E
C374	1050.00'	2°53'28"	52.98'	52.98'	S 48°45'48" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C375	1050.00'	2°53'28"	52.98'	52.98'	S 45°52'20" E
C376	1050.00'	2°53'28"	52.98'	52.98'	S 42°58'52" E
C377	1050.00'	1°47'13"	32.75'	32.75'	S 40°38'31" E
C378	250.00'	4°22'15"	19.07'	19.07'	S 37°33'47" E
C379	250.00'	12°04'07"	52.66'	52.56'	S 29°20'36" E
C380	250.00'	8°26'18"	36.82'	36.79'	S 19°05'24" E
C381	250.00'	24°52'40"	108.55'	107.70'	N 27°18'35" W
C382	25.00'	80°54'55"	35.31'	32.44'	S 56°19'42" E
C505	361.00'	4°22'15"	27.54'	27.53'	N 37°33'47" W
C506	361.00'	12°04'07"	76.04'	75.90'	N 29°20'36" W
C561	400.00'	110°44'31"	773.12'	656.28'	S 34°28'23" W
C563	450.00'	36°52'22"	289.60'	284.63'	S 53°40'33" W
C565	400.00'	76°50'05"	536.41'	497.11'	N 51°25'35" E
C586	350.00'	76°50'05"	489.38'	434.97'	N 51°25'35" E
C593	1161.00'	13°21'06"	270.55'	269.94'	N 46°25'27" W
C594	239.00'	33°42'29"	140.61'	138.59'	N 53°07'58" W
C609	200.00'	24°52'40"	86.84'	86.16'	N 27°18'35" W
C610	511.00'	76°50'05"	685.26'	635.06'	N 51°25'35" E
C611	289.00'	110°44'31"	558.58'	475.61'	S 34°28'23" W
C613	561.00'	42°06'30"	412.62'	403.38'	S 53°27'01" W
C614	889.00'	14°20'56"	222.64'	222.06'	N 46°46'24" W
C625	361.00'	16°26'22"	103.58'	103.22'	N 31°31'43" W
C634	561.00'	11°36'12"	113.45'	113.26'	S 68°43'41" W
C635	1000.00'	20°25'38"	356.52'	354.63'	N 49°57'43" W
C636	1050.00'	21°27'51"	393.35'	391.06'	N 50°28'50" W
C648	425.00'	49°38'53"	368.27'	356.86'	S 53°40'39" W
C649	425.00'	11°20'33"	84.13'	84.00'	S 84°10'22" W
C658	561.00'	19°11'59"	187.99'	187.11'	S 53°20'05" W

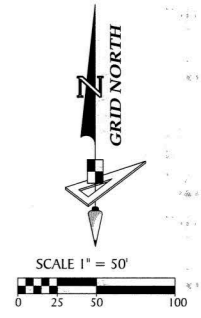
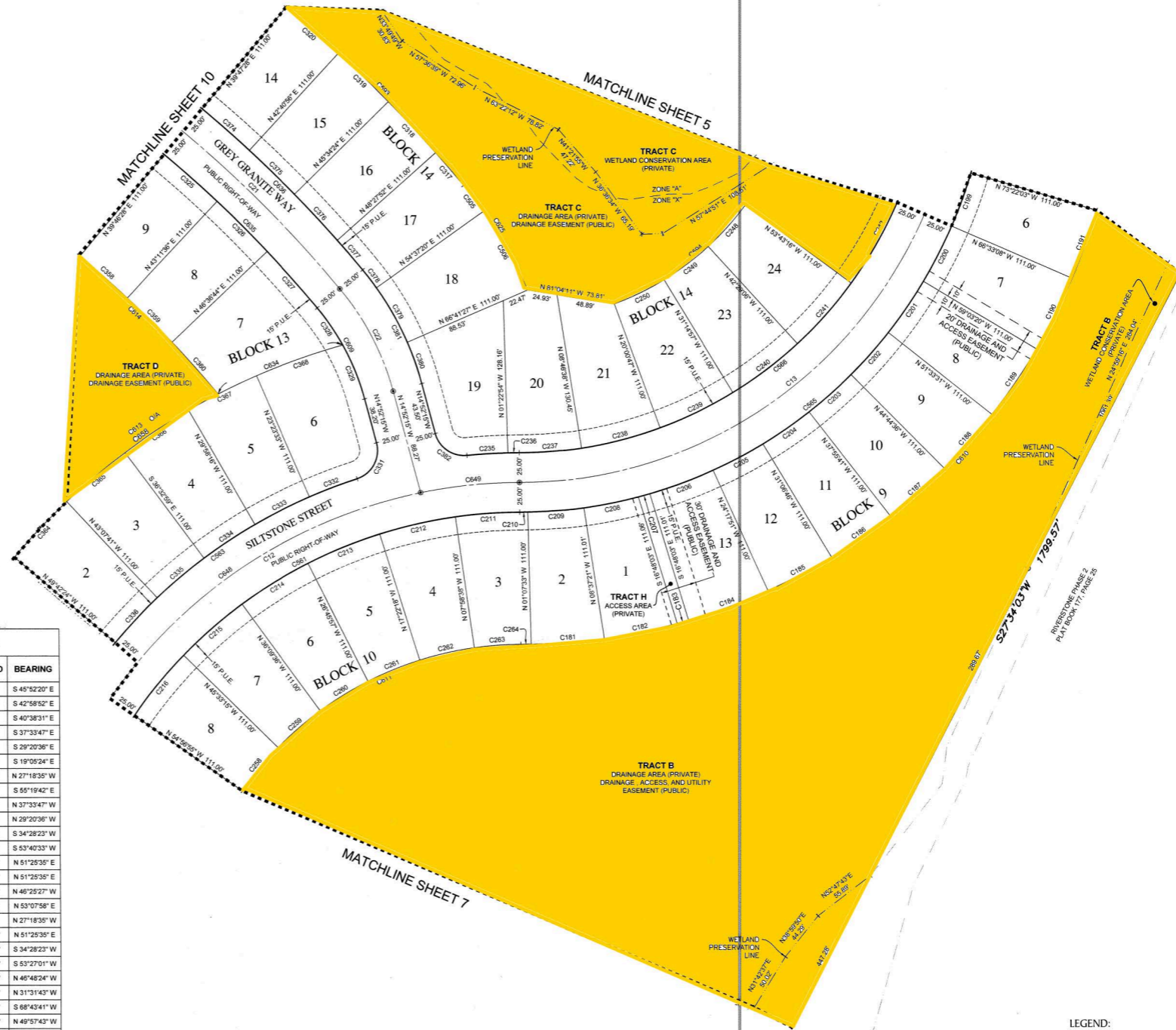
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  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
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  - ID = Identification Tag
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  - PLS = Professional Land Surveyor
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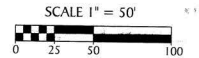
**GeoPoint**  
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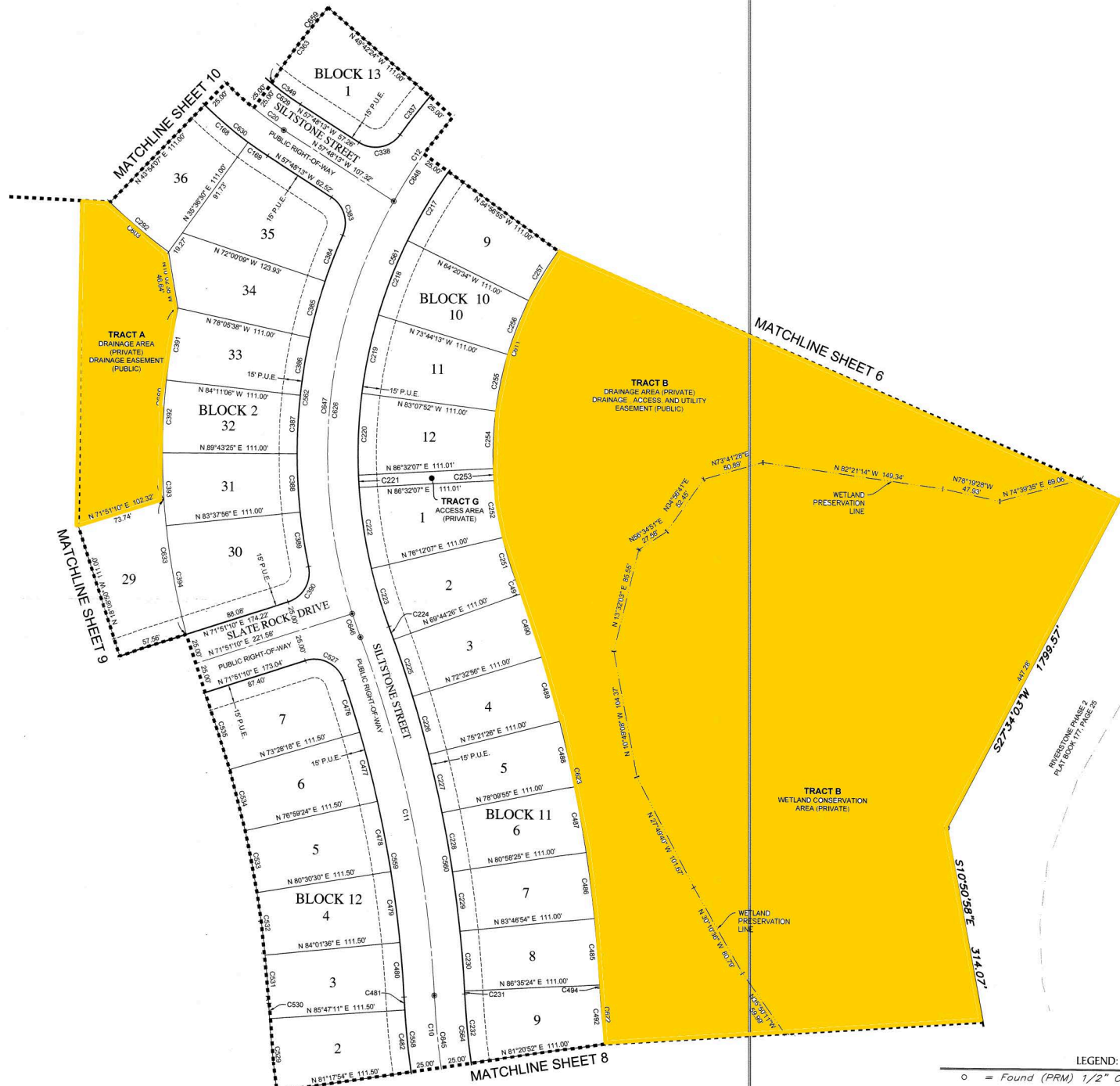
# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C10	625.00	15°06'02"	164.72	164.25	N 10°49'27" W
C11	975.00	17°37'27"	299.91	298.73	N 12°05'09" W
C12	425.00	110°44'31"	821.45	899.42	N 34°28'23" E
C20	300.00	87°04'54"	455.96	413.32	S 14°19'47" E
C188	325.00	8°17'37"	47.04	47.00	S 50°14'41" E
C189	325.00	3°24'44"	19.35	19.35	S 56°05'52" E
C217	400.00	9°23'39"	65.58	65.51	S 30°21'16" W
C218	400.00	9°23'39"	65.58	65.51	S 20°57'37" W
C219	400.00	9°23'39"	65.58	65.51	S 11°33'57" W
C220	400.00	9°37'02"	67.14	67.06	S 02°03'37" W
C221	400.00	1°25'57"	10.00	10.00	S 03°27'53" E
C222	400.00	9°37'02"	67.14	67.06	S 08°59'22" E
C223	400.00	7°06'00"	49.57	49.54	S 17°20'53" E
C224	1000.00	0°38'19"	11.15	11.15	S 20°34'43" E
C225	1000.00	2°48'30"	49.01	49.01	S 18°51'19" E
C226	1000.00	2°48'30"	49.01	49.01	S 16°02'49" E
C227	1000.00	2°48'30"	49.01	49.01	S 13°14'20" E
C228	1000.00	2°48'30"	49.01	49.01	S 10°25'50" E
C229	1000.00	2°48'30"	49.01	49.01	S 07°37'20" E
C230	1000.00	2°48'30"	49.01	49.01	S 04°48'51" E
C231	1000.00	0°08'10"	2.38	2.38	S 03°20'31" E
C232	600.00	5°22'42"	56.32	56.30	S 05°57'47" E
C251	289.00	7°06'00"	35.81	35.79	N 17°20'53" W
C252	289.00	9°20'31"	47.12	47.07	N 09°07'37" W
C253	289.00	1°58'58"	10.00	10.00	N 03°27'63" W
C254	289.00	9°20'31"	47.12	47.07	N 02°11'52" E
C255	289.00	9°23'39"	47.38	47.33	N 11°33'57" E
C256	289.00	9°23'39"	47.38	47.33	N 20°57'37" E
C257	289.00	9°23'39"	47.38	47.33	N 30°21'16" E
C292	436.00	8°17'37"	63.11	63.06	N 50°14'41" W
C337	450.00	5°03'14"	39.69	39.68	S 37°45'59" W
C338	25.00	86°57'24"	37.94	34.40	S 78°43'04" W
C349	275.00	6°08'16"	29.46	29.45	S 54°44'05" E
C363	561.00	7°54'50"	77.49	77.43	N 36°20'11" E
C363	25.00	80°58'31"	35.32	32.45	S 17°19'58" E
C384	450.00	5°08'27"	40.37	40.38	S 20°34'04" W
C385	450.00	6°05'29"	47.84	47.82	S 14°57'06" W
C386	450.00	6°05'29"	47.84	47.82	S 08°51'38" W
C387	450.00	6°05'29"	47.84	47.82	S 02°46'09" W
C388	450.00	6°05'29"	47.84	47.82	S 03°19'19" E
C389	450.00	5°44'14"	45.06	45.04	S 09°14'11" E
C390	25.00	83°57'28"	36.63	33.44	S 29°52'26" W
C391	561.00	6°05'29"	59.64	59.61	S 08°51'38" W
C392	561.00	6°05'29"	59.64	59.61	S 02°46'09" W
C393	561.00	6°05'29"	59.64	59.61	S 03°19'19" E
C394	561.00	9°13'32"	90.33	90.23	S 10°58'50" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C476	950.00	2°41'01"	44.50	44.49	S 17°52'13" E
C477	950.00	3°31'08"	58.34	58.33	S 14°46'09" E
C478	950.00	3°31'08"	58.34	58.33	S 11°15'03" E
C479	950.00	3°31'08"	58.34	58.33	S 07°43'57" E
C480	950.00	2°41'58"	44.76	44.76	S 04°37'25" E
C481	650.00	0°56'23"	10.66	10.66	S 03°44'37" E
C482	650.00	4°29'17"	50.92	50.90	S 08°27'27" E
C485	1111.00	2°48'30"	54.45	54.45	N 04°48'51" W
C486	1111.00	2°48'30"	54.45	54.45	N 07°37'20" W
C487	1111.00	2°48'30"	54.45	54.45	N 10°25'50" W
C488	1111.00	2°48'30"	54.45	54.45	N 13°14'20" W
C489	1111.00	2°48'30"	54.45	54.45	N 16°02'49" W
C490	1111.00	2°48'30"	54.45	54.45	N 18°51'19" W
C491	1111.00	0°38'19"	12.39	12.39	N 20°34'43" W
C492	489.00	5°22'42"	45.90	45.88	S 05°57'47" E
C494	1111.00	0°08'10"	2.64	2.64	N 03°20'31" W
C527	25.00	88°58'07"	38.81	35.03	N 63°40'47" W
C529	761.50	4°29'17"	59.65	59.63	N 06°27'27" W
C530	761.50	0°56'23"	12.49	12.49	N 03°44'37" W
C531	838.50	2°41'58"	39.51	39.50	N 04°37'25" W
C532	838.50	3°31'06"	51.49	51.48	N 07°43'57" W
C533	838.50	3°31'06"	51.49	51.48	N 11°15'03" W
C534	838.50	3°31'06"	51.49	51.48	N 14°46'09" W
C535	838.50	4°30'11"	65.90	65.88	N 18°46'47" W
C556	650.00	8°56'39"	101.47	101.36	S 07°44'45" E
C559	950.00	15°56'17"	264.28	263.41	N 11°14'35" W
C560	1000.00	17°37'27"	307.60	306.39	N 12°05'09" W
C561	400.00	110°44'31"	773.12	858.28	S 34°28'23" E
C562	450.00	35°14'35"	276.80	272.46	S 05°31'00" W
C564	600.00	15°06'02"	158.13	157.88	S 10°49'27" E
C603	436.00	83°40'10"	636.69	581.61	S 12°33'25" E
C611	289.00	110°44'31"	558.58	475.61	S 34°28'23" E
C622	489.00	12°01'58"	102.70	102.51	S 09°17'25" E
C623	1111.00	17°37'27"	341.74	340.40	N 12°05'09" W
C626	425.00	110°44'31"	821.45	899.42	N 34°28'23" E
C629	275.00	87°04'54"	417.98	378.88	S 14°15'47" E
C630	325.00	87°04'54"	493.95	447.77	S 14°15'47" E
C633	561.00	11°28'32"	112.36	112.17	S 09°51'19" E
C645	625.00	12°54'11"	140.75	140.45	S 09°43'31" E
C646	425.00	2°45'03"	20.40	20.40	S 19°31'22" E
C647	425.00	47°00'02"	348.63	338.94	S 05°21'11" W
C648	425.00	49°38'53"	368.27	356.86	S 53°40'39" W
C659	561.00	11°21'19"	111.18	111.00	S 38°03'26" W
C660	561.00	16°01'26"	156.89	156.38	S 03°53'39" W



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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C1	1500.00	7°18'15"	191.22	191.09	S 75°29'30" W
C2	1055.00	15°30'23"	285.52	284.85	S 64°05'11" W
C3	1040.00	33°19'37"	604.93	596.44	S 72°59'48" W
C10	825.00	15°06'02"	154.72	154.25	N 10°49'27" W
C24	898.00	15°51'14"	248.48	247.69	N 11°12'03" W
C28	1212.00	14°22'07"	303.94	303.15	S 63°31'03" W
C29	883.00	33°19'37"	513.61	506.40	S 72°59'48" W
C75	172.00	140°11'33"	420.88	323.45	S 05°49'37" W
C233	800.00	5°40'25"	59.41	59.39	S 11°29'20" E
C234	800.00	4°02'56"	42.40	42.39	S 16°21'00" E
C330	1020.00	33°19'37"	593.30	584.97	N 72°59'48" E
C405	1034.00	3°13'11"	58.10	58.10	S 09°32'53" E
C406	172.00	35°03'21"	105.24	103.80	N 11°43'00" W
C407	172.00	35°03'21"	105.24	103.80	N 23°20'22" E
C408	172.00	35°03'21"	105.24	103.80	N 58°23'43" E
C409	172.00	35°03'21"	105.14	103.51	S 48°45'25" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C410	60.00	35°37'10"	37.30	36.70	N 29°49'28" W
C411	60.00	56°26'34"	56.11	56.75	N 75°51'20" W
C412	60.00	35°03'21"	36.71	36.14	S 12°48'04" W
C413	60.00	35°03'21"	36.71	36.14	S 23°20'22" W
C414	60.00	35°03'21"	36.71	36.14	S 11°43'00" E
C415	60.00	35°01'30"	36.68	36.11	S 48°45'25" E
C416	60.00	28°04'13"	27.30	27.07	S 77°18'16" E
C417	25.00	82°29'26"	35.99	32.96	S 53°15'30" E
C418	858.00	1°17'55"	19.45	19.45	N 84°50'44" E
C419	858.00	3°21'42"	50.34	50.33	N 82°30'56" E
C420	858.00	3°20'41"	50.09	50.08	N 79°09'44" E
C421	858.00	3°20'22"	50.01	50.00	N 75°49'13" E
C422	858.00	3°20'44"	50.10	50.09	N 72°28'44" E
C423	858.00	3°21'47"	50.36	50.35	N 69°07'26" E
C424	858.00	3°59'19"	59.73	59.72	N 65°26'52" E
C425	858.00	6°25'27"	96.20	96.15	N 60°14'29" E

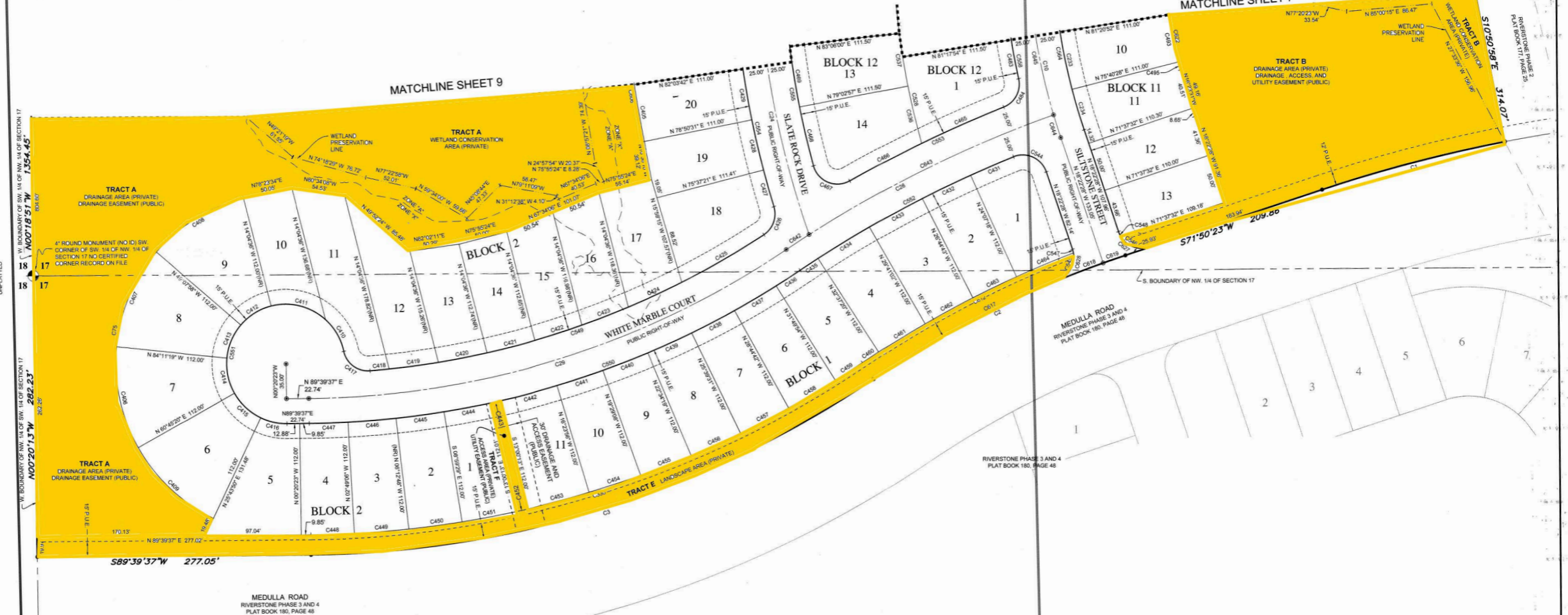
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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C426	25.00	73°45'55"	32.19	30.01	N 20°08'18" E
C427	923.00	2°22'30"	38.26	38.26	N 15°33'55" W
C428	923.00	3°13'11"	51.87	51.86	N 12°48'04" W
C429	923.00	3°13'11"	51.87	51.86	N 09°32'53" W
C431	1187.00	2°17'37"	47.52	47.52	S 67°01'30" W
C432	1187.00	2°37'25"	54.35	54.35	S 64°33'59" W
C433	1187.00	2°56'18"	60.88	60.87	S 61°47'08" W
C434	1187.00	2°56'18"	60.88	60.87	S 58°50'49" W
C435	1187.00	1°02'40"	21.64	21.64	S 69°12'07" W
C436	908.00	1°50'07"	29.08	29.08	S 67°18'03" W
C437	908.00	3°05'12"	48.91	48.91	S 59°42'42" W
C438	908.00	3°05'12"	48.91	48.91	S 52°47'54" W
C439	908.00	3°05'12"	48.91	48.91	S 65°53'05" W
C440	908.00	3°05'12"	48.91	48.91	S 68°58'17" W
C441	908.00	3°05'12"	48.91	48.91	S 72°03'28" W
C442	908.00	3°42'38"	58.81	58.80	S 75°27'23" W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C443	908.00	0°37'52"	10.00	10.00	S 77°37'38" W
C444	908.00	3°05'12"	48.99	48.98	S 79°28'33" W
C445	908.00	3°05'38"	49.02	49.02	S 82°32'20" W
C446	908.00	3°04'47"	48.81	48.80	S 85°38'51" W
C447	908.00	2°28'42"	38.28	38.27	S 88°25'16" W
C448	1020.00	2°28'42"	44.12	44.12	N 86°29'16" E
C449	1020.00	3°06'52"	55.44	55.44	N 85°37'29" E
C450	1020.00	3°03'32"	54.45	54.45	N 82°32'17" E
C451	1020.00	3°10'11"	56.43	56.42	N 79°25'26" E
C452	1020.00	0°33'42"	10.00	10.00	N 77°33'29" E
C453	1020.00	3°40'34"	65.44	65.43	N 79°25'21" E
C454	1020.00	3°05'12"	54.95	54.94	N 72°03'28" E
C455	1020.00	3°05'12"	54.95	54.94	N 68°58'17" E
C456	1020.00	3°05'12"	54.95	54.94	N 65°53'05" E
C457	1020.00	3°05'12"	54.95	54.94	N 62°47'54" E
C458	1020.00	3°05'12"	54.95	54.94	N 59°42'42" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C459	1020.00	1°50'07"	32.67	32.67	N 57°15'03" E
C460	1075.00	1°02'40"	19.60	19.60	N 56°51'20" E
C461	1075.00	2°56'18"	55.13	55.13	N 58°50'49" E
C462	1075.00	2°56'18"	55.13	55.13	N 61°47'08" E
C463	1075.00	2°37'25"	49.22	49.22	N 64°33'59" E
C464	1075.00	3°20'01"	62.55	62.54	N 67°32'42" E
C465	1237.00	4°13'06"	91.07	91.05	S 66°30'50" W
C466	1237.00	3°48'37"	82.26	82.25	S 62°29'58" W
C467	25.00	104°27'57"	45.56	39.53	N 67°10'22" W
C468	873.00	3°59'20"	60.78	60.77	N 12°56'43" W
C469	873.00	4°03'03"	61.72	61.71	N 08°50'32" W
C483	650.00	3°30'59"	39.89	39.89	S 10°27'35" E
C484	25.00	80°50'27"	35.27	32.42	S 28°12'09" W
C493	489.00	5°40'25"	48.42	48.40	S 11°29'20" E
C495	650.00	0°56'52"	8.37	8.37	S 14°48'58" E
C528	761.50	6°42'49"	89.23	89.18	N 12°03'30" W

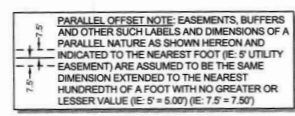
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C336	761.50	4°27'52"	59.34	59.32	N 13°10'59" W
C337	761.50	4°03'03"	53.84	53.83	N 08°50'32" W
C444	25.00	93°27'13"	40.78	36.40	N 65°06'04" W
C445	25.00	77°45'10"	33.93	31.39	N 28°01'22" E
C446	25.00	75°03'10"	32.75	30.48	S 70°38'02" E
C447	25.00	8°30'45"	3.71	3.71	N 14°07'05" W
C448	25.00	14°43'59"	6.43	6.41	S 25°44'27" E
C449	858.00	28°27'56"	426.27	421.90	N 71°15'43" E
C450	908.00	33°19'37"	528.15	520.74	N 72°59'48" E
C451	60.00	258°19'30"	276.52	93.94	S 38°49'22" W
C452	1187.00	1°15'01"	245.26	244.63	S 62°15'09" W
C453	1237.00	8°01'43"	173.33	173.19	S 64°36'31" W
C454	923.00	13°28'44"	217.14	216.64	S 10°00'48" E
C455	873.00	11°39'57"	177.76	177.44	S 09°06'24" E
C456	650.00	8°56'39"	101.47	101.36	S 07°44'45" E
C457	800.00	15°06'02"	158.13	157.68	S 10°49'27" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C306	1034.00	7°53'03"	142.28	142.17	S 07°12'57" E
C312	1075.00	12°52'43"	241.63	241.12	S 62°46'21" W
C317	1055.00	11°34'27"	213.12	212.76	S 62°07'13" W
C318	1055.00	2°37'48"	48.43	48.42	S 69°13'21" W
C319	1055.00	1°18'08"	23.96	23.98	S 71°11'19" W
C322	489.00	12°01'58"	102.70	102.51	S 09°17'25" E
C327	25.00	89°47'09"	39.18	35.29	S 63°16'02" E
C328	25.00	86°16'55"	37.85	34.19	N 24°48'00" E
C342	1212.00	1°18'23"	27.63	27.63	S 56°59'11" W
C343	1212.00	13°03'44"	276.31	275.71	S 64°10'14" W
C344	825.00	2°11'51"	23.97	23.97	S 17°16'32" E
C345	825.00	12°54'11"	140.75	140.45	S 09°43'31" E



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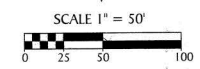


- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
  - PRM = Permanent Reference Monument
  - (R) = Radial Line
  - (NR) = Non-Radial Line
  - O.R.B. = Official Records Book
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  - PK = Parker-Kalon Nail
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  - NO. = Number
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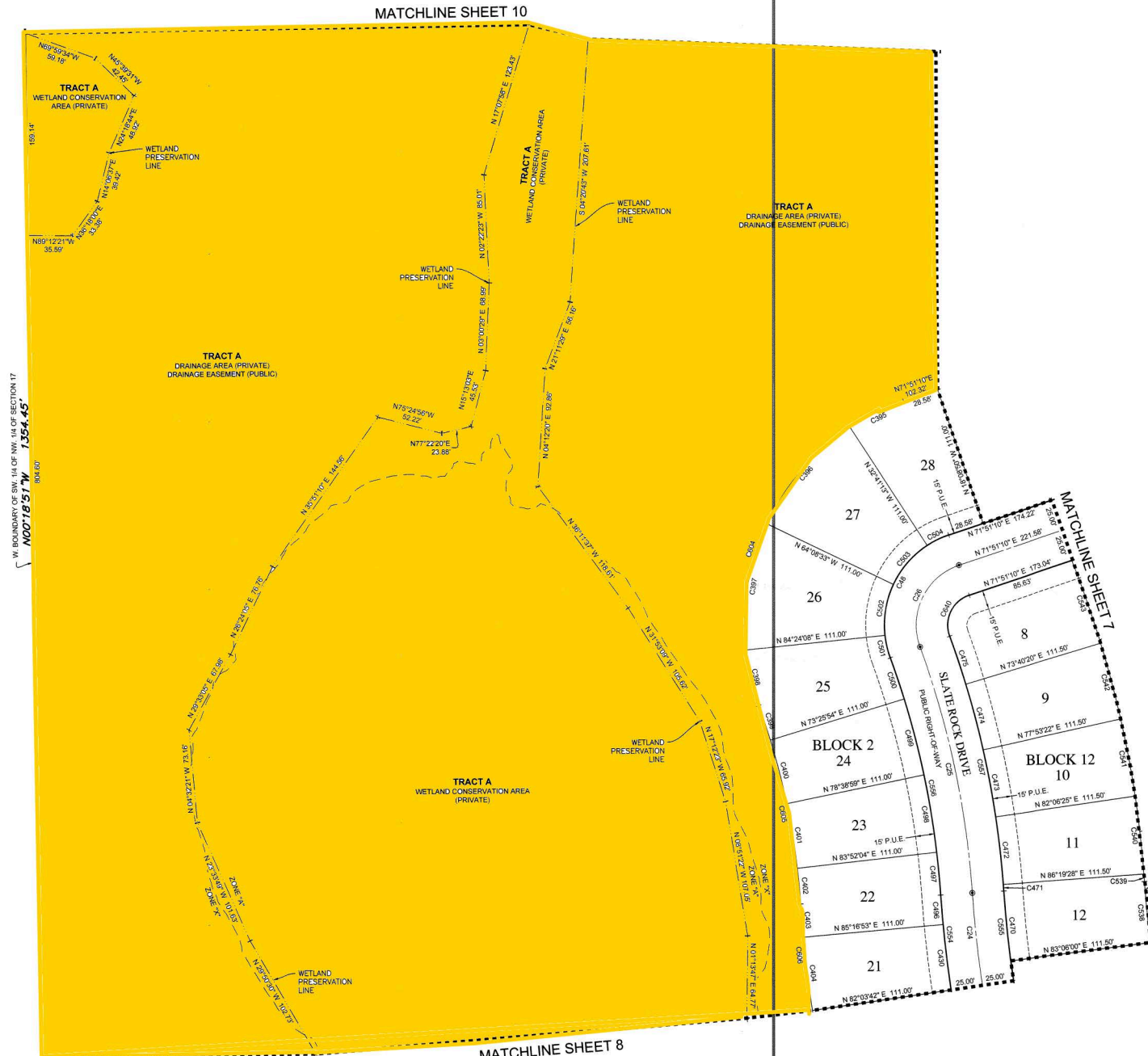
**GeoPoint**  
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Licensed Business Number LB 7768

# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

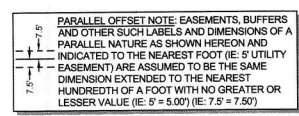


CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C24	898.00'	15°51'14"	248.48'	247.89'	N 11°2'03" W
C25	702.00'	16°10'59"	198.28'	197.62'	N 11°2'15" W
C26	80.00'	91°18'35"	79.68'	71.51'	N 26°11'52" E
C48	75.00'	91°18'35"	119.52'	107.27'	S 26°11'52" W
C395	186.00'	14°32'23"	47.20'	47.07'	S 64°34'58" W
C396	186.00'	31°27'19"	102.11'	100.84'	S 41°35'07" W
C397	186.00'	31°27'19"	102.11'	100.84'	S 10°07'48" W
C398	186.00'	13°51'33"	44.99'	44.88'	S 12°31'39" E
C399	566.00'	2°53'19"	28.53'	28.53'	S 18°00'46" E
C400	566.00'	5°13'05"	51.55'	51.53'	S 13°57'34" E
C401	566.00'	5°13'05"	51.55'	51.53'	S 08°44'29" E
C402	566.00'	2°51'30"	28.24'	28.23'	S 04°42'11" E
C403	1034.00'	1°26'41"	26.07'	26.07'	S 03°59'46" E
C404	1034.00'	3°13'11"	58.10'	58.10'	S 06°19'42" E
C430	923.00'	3°13'11"	51.87'	51.86'	N 06°19'42" W
C470	873.00'	3°37'35"	55.25'	55.24'	N 05°05'13" W
C471	727.00'	0°24'06"	5.10'	5.10'	N 03°28'29" W
C472	727.00'	4°13'03"	53.51'	53.50'	N 05°47'03" W
C473	727.00'	4°13'03"	53.51'	53.50'	N 10°00'06" W
C474	727.00'	4°13'03"	53.51'	53.50'	N 14°13'09" W
C475	727.00'	3°07'46"	39.70'	39.70'	N 17°53'33" W
C496	923.00'	1°26'41"	23.27'	23.27'	N 03°59'46" W
C497	677.00'	2°51'30"	33.77'	33.77'	N 04°42'11" W
C498	677.00'	5°13'05"	61.66'	61.64'	N 08°44'29" W
C499	677.00'	5°13'05"	61.66'	61.64'	N 13°57'34" W
C500	677.00'	2°53'19"	34.13'	34.13'	N 18°00'46" W
C501	75.00'	13°51'33"	18.14'	18.10'	N 12°31'39" W
C502	75.00'	31°27'19"	41.17'	40.66'	N 10°07'48" E
C503	75.00'	31°27'19"	41.17'	40.66'	N 41°35'07" E
C504	75.00'	14°32'23"	19.03'	18.98'	N 64°34'58" E
C538	761.50'	3°37'35"	48.20'	48.19'	N 05°05'13" W
C539	838.50'	0°24'06"	5.88'	5.88'	N 03°28'29" W
C540	838.50'	4°13'03"	61.72'	61.71'	N 05°47'03" W
C541	838.50'	4°13'03"	61.72'	61.71'	N 10°00'06" W
C542	838.50'	4°13'03"	61.72'	61.71'	N 14°13'09" W
C543	838.50'	4°42'12"	69.83'	66.81'	N 18°40'47" W
C554	923.00'	13°28'44"	217.14'	216.64'	S 10°00'48" E
C555	873.00'	11°39'57"	177.75'	177.44'	S 09°06'24" E
C556	677.00'	16°10'59"	191.22'	190.58'	N 11°21'56" W
C557	727.00'	16°10'59"	205.34'	204.66'	N 11°21'56" W
C604	186.00'	91°18'35"	296.42'	266.03'	S 26°11'52" W
C605	566.00'	16°10'59"	159.67'	159.34'	N 11°21'56" W
C606	1034.00'	7°53'03"	142.28'	142.17'	S 07°12'57" E
C640	25.00'	91°18'35"	39.84'	35.76'	S 26°11'52" W



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# RIVERSTONE PHASE 5 AND 6

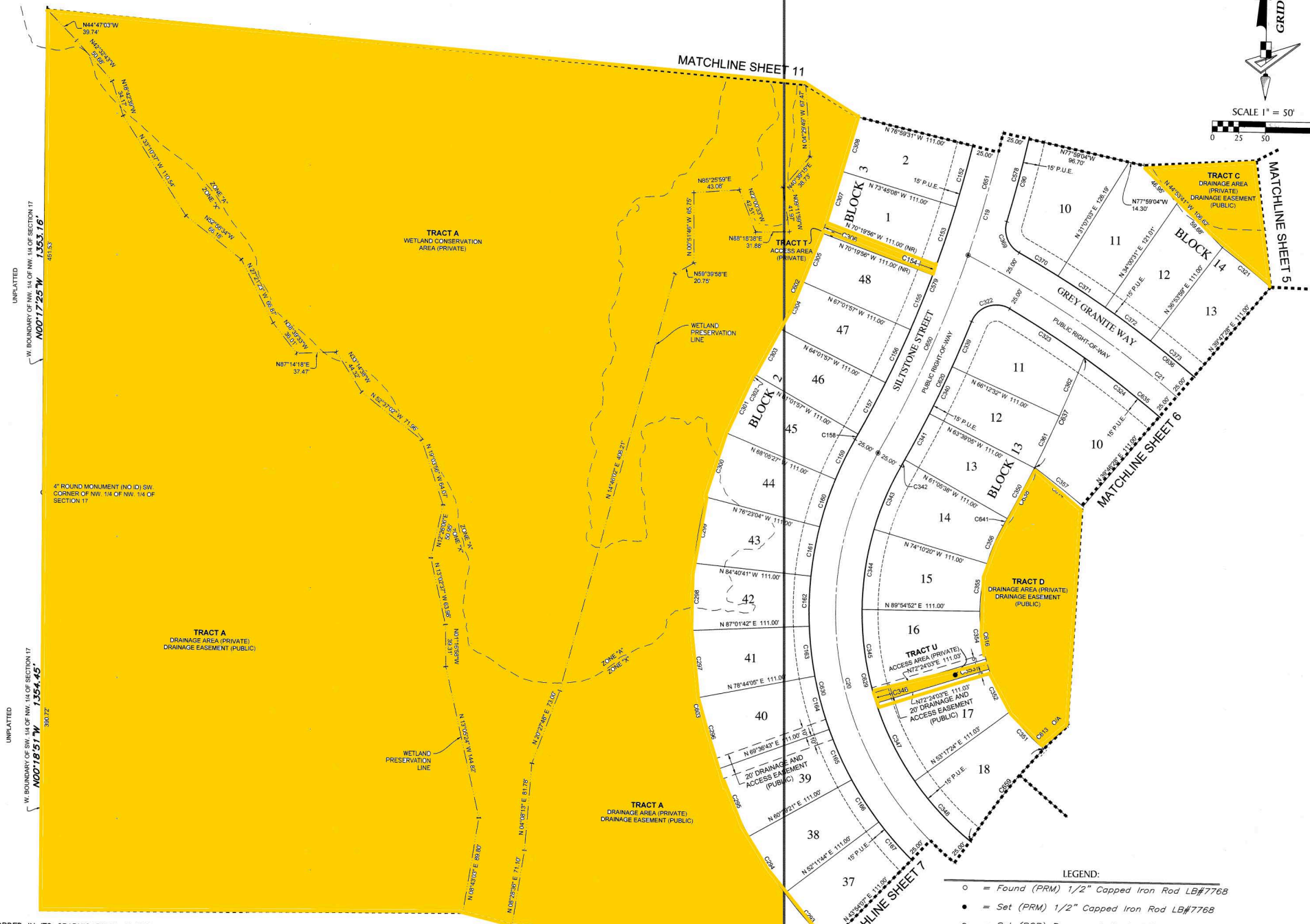
A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



SCALE 1" = 50'

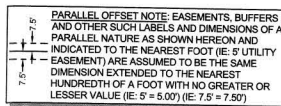
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C19	1075.00'	26°13'07"	491.82	487.64	S 16°10'07" W
C20	300.00'	87°04'54"	455.96	413.32	S 14°15'47" E
C21	1025.00'	23°44'20"	424.68	421.65	S 51°37'04" E
C90	1100.00'	4°11'15"	80.40	80.38	N 14°09'34" E
C152	1050.00'	3°14'24"	59.37	59.37	S 14°37'40" W
C153	1050.00'	3°08'49"	57.67	57.67	S 17°49'17" W
C154	1050.00'	0°32'44"	10.00	10.00	S 19°40'04" W
C155	1050.00'	3°01'37"	55.47	55.47	S 21°27'15" W
C156	1050.00'	3°00'00"	54.98	54.97	S 24°28'03" W
C157	1050.00'	3°00'00"	54.98	54.97	S 27°28'03" W
C158	1050.00'	0°18'38"	5.69	5.69	S 29°07'22" W
C159	325.00'	7°22'08"	41.80	41.77	S 25°35'36" W
C160	325.00'	8°17'37"	47.04	47.00	S 17°45'44" W
C161	325.00'	8°17'37"	47.04	47.00	S 09°28'07" W
C162	325.00'	8°17'37"	47.04	47.00	S 01°10'30" W
C163	325.00'	8°17'37"	47.04	47.00	S 07°07'07" W
C164	325.00'	9°07'22"	51.75	51.69	S 15°49'36" E
C165	325.00'	9°07'22"	51.75	51.69	S 24°56'58" E
C166	325.00'	8°17'37"	47.04	47.00	S 33°39'27" E
C167	325.00'	8°17'37"	47.04	47.00	S 41°57'04" E
C263	436.00'	8°17'37"	63.11	63.06	N 41°57'04" W
C264	436.00'	8°17'37"	63.11	63.06	N 33°39'27" W
C265	436.00'	9°07'22"	69.42	69.35	N 24°56'58" W
C266	436.00'	9°07'22"	69.42	69.35	N 15°49'36" W
C267	436.00'	8°17'37"	63.11	63.06	N 07°07'07" W
C268	436.00'	8°17'37"	63.11	63.06	N 01°10'30" W
C269	436.00'	8°17'37"	63.11	63.06	N 09°28'07" E
C300	436.00'	8°17'37"	63.11	63.06	N 17°45'44" E
C301	436.00'	7°22'08"	56.07	56.04	N 25°35'36" E
C302	939.00'	0°18'38"	5.09	5.09	N 29°07'22" E
C303	939.00'	3°00'00"	49.16	49.16	N 27°28'03" E
C304	939.00'	3°00'00"	49.16	49.16	N 24°28'03" E
C305	939.00'	2°59'41"	49.08	49.08	N 21°28'13" E
C306	939.00'	0°36'37"	10.00	10.00	N 19°40'04" E
C307	939.00'	3°06'53"	51.05	51.04	N 17°48'19" E
C308	939.00'	3°14'24"	53.10	53.09	N 14°37'40" E
C321	1161.00'	2°53'28"	58.58	58.58	N 51°39'16" W
C322	25.00'	98°28'23"	42.95	37.86	N 70°36'16" E
C323	1000.00'	4°48'09"	83.82	83.79	S 57°46'28" E
C324	1000.00'	5°08'51"	89.84	89.81	S 52°47'58" E
C339	1100.00'	2°24'23"	46.20	46.20	S 22°35'16" W
C340	1100.00'	2°33'27"	49.10	49.10	S 25°04'11" W
C341	1100.00'	2°33'27"	49.10	49.10	S 27°37'38" W
C342	1100.00'	0°22'18"	7.14	7.14	S 29°05'31" W
C343	275.00'	13°27'01"	64.56	64.41	S 22°33'10" W
C344	275.00'	15°54'48"	76.38	76.13	S 07°52'16" W
C345	275.00'	16°28'19"	79.05	78.79	S 08°19'17" E
C346	275.00'	2°05'01"	10.00	10.00	S 17°35'57" E
C347	275.00'	17°01'38"	81.72	81.42	S 27°09'17" E
C348	275.00'	15°59'52"	76.78	76.53	S 43°40'01" E
C350	1211.00'	2°33'27"	54.06	54.05	N 27°37'38" E
C351	164.00'	16°30'56"	47.27	47.11	N 43°13'15" W
C352	164.00'	15°37'00"	44.70	44.56	N 27°09'17" W
C353	164.00'	3°29'39"	10.00	10.00	N 17°35'57" W
C354	164.00'	15°46'00"	45.13	44.99	N 07°58'08" W
C355	164.00'	15°54'48"	45.55	45.40	N 07°52'16" E
C356	164.00'	13°27'01"	38.50	38.41	N 22°33'10" E
C357	889.00'	3°45'20"	58.27	58.26	S 52°06'12" E
C358	1211.00'	2°33'27"	54.06	54.05	N 25°04'11" E
C359	1211.00'	2°49'51"	59.83	59.82	N 22°22'32" E
C369	25.00'	77°24'57"	33.78	31.27	S 22°30'17" E
C370	1050.00'	2°19'48"	42.70	42.70	S 60°02'51" E
C371	1050.00'	2°53'28"	52.98	52.98	S 57°28'13" E
C372	1050.00'	2°53'28"	52.98	52.98	S 64°32'45" E
C373	1050.00'	2°53'28"	52.98	52.98	S 51°39'16" E
C578	1100.00'	13°08'38"	252.35	251.79	N 09°37'53" W
C579	1050.00'	26°13'07"	480.48	476.30	N 16°10'07" E
C602	939.00'	26°13'07"	429.69	425.95	N 16°10'07" E
C603	436.00'	83°40'10"	638.69	581.61	S 12°33'25" E
C604	561.00'	42°08'30"	412.62	403.38	S 33°27'01" W
C614	889.00'	14°20'56"	222.64	222.00	N 46°48'24" W
C615	164.00'	80°45'23"	231.19	212.49	S 11°06'01" E
C620	1100.00'	7°53'36"	151.54	151.42	N 25°19'53" E
C629	275.00'	87°04'54"	417.96	378.88	S 14°15'47" E
C630	325.00'	87°04'54"	493.95	447.77	S 14°15'47" E
C631	1000.00'	20°25'38"	356.52	354.63	N 49°57'43" W
C632	1050.00'	21°27'51"	393.35	391.06	N 50°28'50" W
C633	1211.00'	6°21'52"	113.38	113.34	N 23°38'33" E
C634	1211.00'	2°57'12"	62.42	62.41	N 27°48'04" E
C644	1211.00'	0°22'18"	7.86	7.86	N 29°05'31" E
C659	1075.00'	10°54'13"	204.58	204.27	N 23°49'34" E
C659	1075.00'	15°18'54"	287.34	286.49	N 10°43'00" E
C659	561.00'	11°21'19"	111.18	111.00	S 38°03'28" W



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY, EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

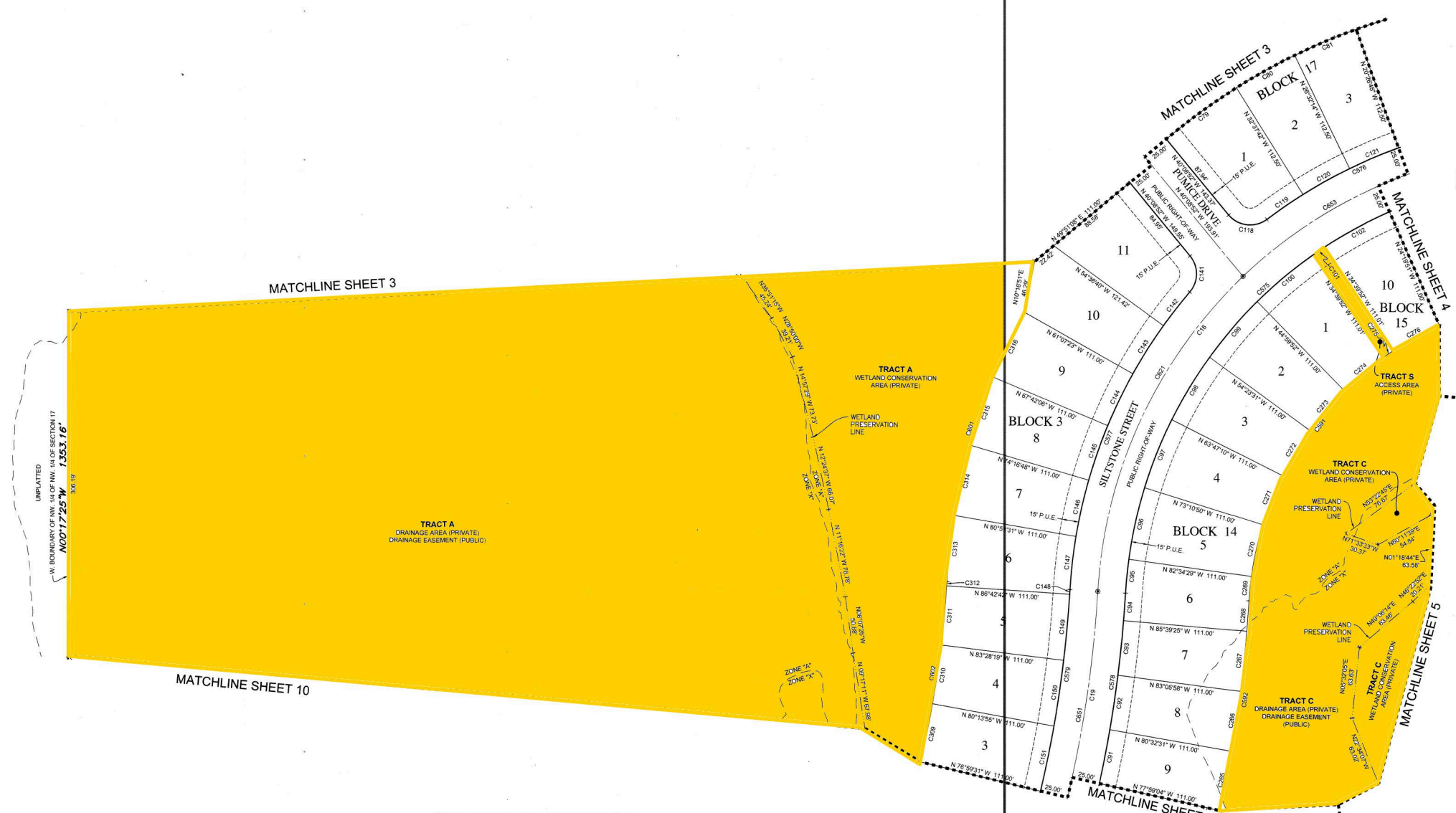
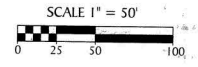


- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PCP) Permanent Control Point
  - PK = Permanent Reference Monument
  - PK = Permanent Reference Monument
  - (R) = Radial Line
  - (NR) = Non-Radial Line
  - O.R.B. = Official Records Book
  - PG = Page
  - ID = Identification Tag
  - PK = Parker-Kalon Nail
  - RR = Railroad Spike
  - IAC = International Agriculture Corporation
  - LB = Licensed Business
  - NO. = Number
  - HOA = Home Owners Association
  - PSM = Professional Surveyor and Mapper
  - PLS = Professional Land Surveyor
  - O/A = Over All
  - P.U.E. = Public Utility Easement

**GeoPoint Surveying, Inc.**  
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

# RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



**NOTICE:**  
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**PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')**

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C18	425.00	89°16'28"	513.85	483.12	S 37°41'48" W
C19	1075.00	26°13'07"	491.92	487.64	S 16°10'07" W
C79	562.50	7°56'27"	77.96	77.90	N 53°24'04" E
C80	562.50	6°05'29"	59.80	59.77	N 60°25'02" E
C81	562.50	6°05'29"	59.80	59.77	N 66°30'31" E
C91	1100.00	2°33'27"	49.10	49.10	N 10°44'13" E
C92	1100.00	2°33'27"	49.10	49.10	N 08°10'45" E
C93	1100.00	2°33'27"	49.10	49.10	N 05°37'18" E
C94	1100.00	1°17'01"	24.64	24.64	N 03°42'04" E
C95	400.00	4°21'58"	30.48	30.47	N 05°14'32" E
C96	400.00	9°23'39"	65.58	65.51	N 12°07'21" E
C97	400.00	9°23'39"	65.58	65.51	N 21°31'00" E
C98	400.00	9°23'39"	65.58	65.51	N 30°54'39" E
C99	400.00	9°23'39"	65.58	65.51	N 40°18'18" E
C100	400.00	9°37'02"	67.14	67.06	N 49°48'39" E
C101	400.00	1°25'57"	10.00	10.00	N 55°20'08" E
C102	400.00	9°37'02"	67.14	67.06	N 60°51'38" E
C118	25.00	87°28'58"	38.17	34.57	S 83°53'21" E
C119	450.00	5°00'08"	39.29	39.27	N 54°52'14" E
C120	450.00	6°05'29"	47.84	47.82	N 60°25'02" E
C121	450.00	6°05'29"	47.84	47.82	N 66°30'31" E
C141	25.00	80°24'34"	35.09	32.28	N 00°03'25" E
C142	450.00	4°52'22"	38.27	38.26	S 37°49'31" W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C143	450.00	6°30'43"	51.14	51.12	S 32°07'58" W
C144	450.00	6°34'43"	51.67	51.64	S 25°35'16" W
C145	450.00	6°34'43"	51.67	51.64	S 19°00'33" W
C146	450.00	6°34'43"	51.67	51.64	S 12°25'50" W
C147	450.00	6°04'56"	47.77	47.75	S 06°06'01" W
C148	1050.00	0°13'44"	4.20	4.20	S 03°10'26" W
C149	1050.00	3°14'24"	59.37	59.37	S 04°54'30" W
C150	1050.00	3°14'24"	59.37	59.37	S 08°08'53" W
C151	1050.00	3°14'24"	59.37	59.37	S 11°23'17" W
C265	1211.00	2°33'27"	54.06	54.06	N 10°44'13" E
C266	1211.00	2°33'27"	54.06	54.06	N 08°10'45" E
C267	1211.00	2°33'27"	54.06	54.06	N 05°37'18" E
C268	1211.00	1°17'01"	27.13	27.13	N 03°42'04" E
C269	289.00	4°21'58"	22.02	22.02	N 05°14'32" E
C270	289.00	9°23'39"	47.38	47.33	N 12°07'21" E
C271	289.00	9°23'39"	47.38	47.33	N 21°31'00" E
C272	289.00	9°23'39"	47.38	47.33	N 30°54'39" E
C273	289.00	9°23'39"	47.38	47.33	N 40°18'18" E
C274	289.00	9°20'31"	47.12	47.07	N 49°40'24" E
C275	289.00	1°58'58"	10.00	10.00	N 55°20'08" E
C276	289.00	9°20'31"	47.12	47.07	N 60°59'53" E
C309	939.00	3°14'24"	53.10	53.09	N 11°23'17" E
C310	939.00	3°14'24"	53.10	53.09	N 08°08'53" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C311	939.00	3°14'24"	53.10	53.09	N 04°54'30" E
C312	939.00	0°13'44"	3.75	3.75	N 03°10'26" E
C313	561.00	6°04'56"	55.55	55.52	N 06°06'01" E
C314	561.00	6°34'43"	64.41	64.38	N 12°25'50" E
C315	561.00	6°34'43"	64.41	64.38	N 19°00'33" E
C316	561.00	6°34'43"	64.41	64.38	N 25°35'16" E
C375	400.00	69°16'28"	483.63	454.70	S 37°41'48" W
C376	450.00	19°57'22"	156.80	156.01	S 62°21'06" W
C377	450.00	37°12'08"	292.19	287.06	S 21°39'38" W
C378	1100.00	13°08'38"	262.35	251.79	N 09°37'53" E
C379	1050.00	26°13'07"	480.48	476.30	N 16°10'07" E
C391	289.00	69°16'28"	349.42	326.52	S 37°41'48" W
C392	1211.00	6°57'22"	89.30	189.11	N 07°32'16" E
C601	561.00	25°49'03"	152.79	250.65	S 15°58'08" W
C602	939.00	26°13'07"	329.69	425.95	N 16°10'07" E
C621	425.00	42°51'42"	17.93	310.57	S 24°29'24" W
C651	1075.00	15°18'54"	187.34	286.49	N 10°43'00" E

- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PRM) 1/2" Capped Iron Rod LB#7768
  - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
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  - RR = Railroad Spike
  - IAC = International Agriculture Corporation
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**EXHIBIT B - Map of Overnight Parking Areas**

**Towne Park Estates Amenity Area**

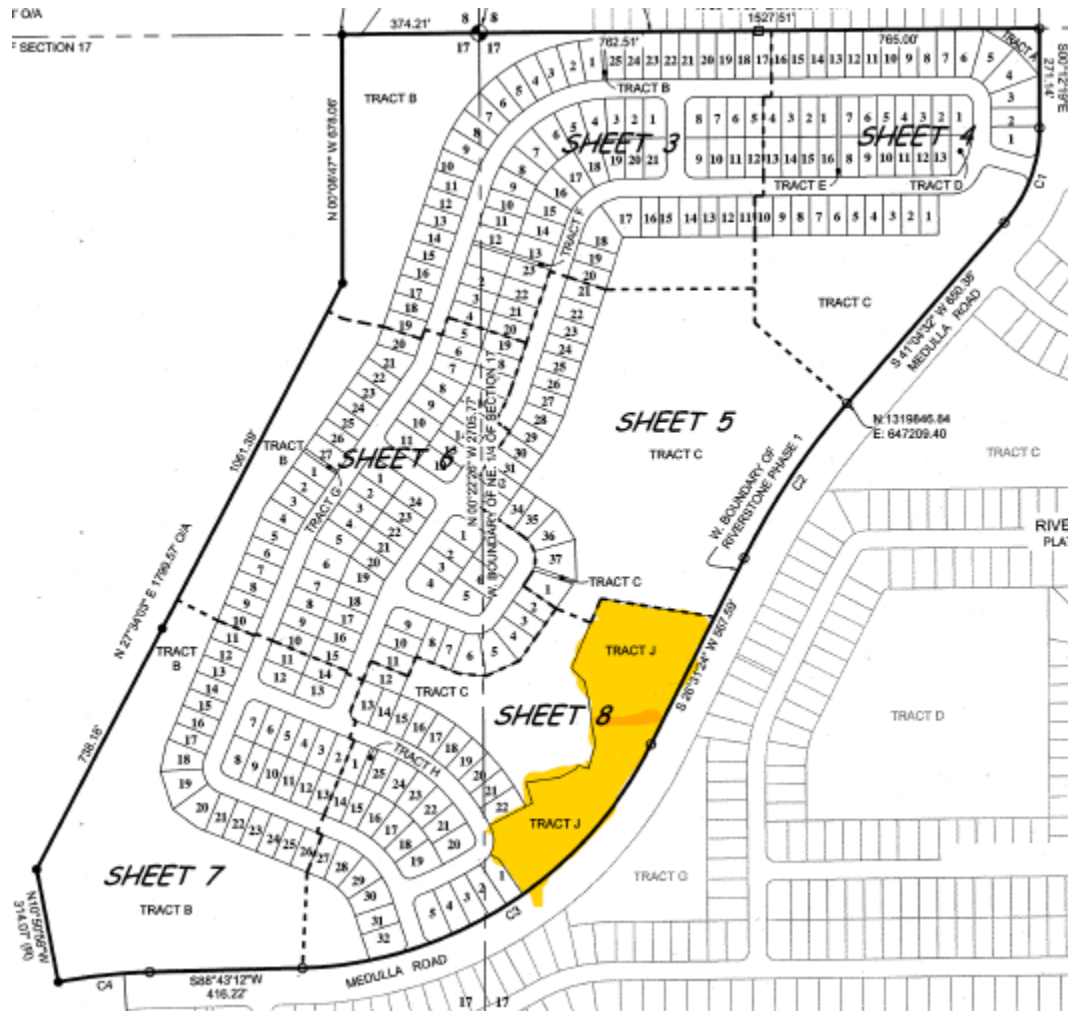
**\*WITH PRE-APPROVED PARKING PASSES ONLY\***



Map of Overnight Parking Areas

Riverstone Amenity Area

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



# SECTION V

# Highland Community Management

**Application Processing Fee of \$25.00 will be charged to your account and must be paid within 10 days of application being submitted. Payments can be made online via your homeowner portal, please visit [www.hcmanagement.org](http://www.hcmanagement.org) to register if you have not already.**

## DECK ALTERATION APPLICATION

OWNER'S NAME: Mark Legg DATE: 05/08/26

ADDRESS: 5277 White Egret Ln, Lakeland Florida 33811 PHONE: 954 2966254

EMAIL ADDRESS: markblegg@gmail.com SUBDIVISION: Towne Park Estates II

DESCRIBE IN DETAIL, TYPE OF ALTERATION:

Addition of small dock on lake- style to match others currently on lake


**PLEASE INCLUDE THE FOLLOWING ITEMS ALONG WITH THIS APPLICATION:**

- **A picture of the deck you will be installing to include the materials, color and size**
- **A copy of the contractor's estimate to confirm the deck to be installed**
- **A sketch of the proposed installation to be done on a survey of your lot**
- **If your HOA requires a deck to be installed in a yard with a privacy fence, please include a picture of your fence yard or the application for the fence to be done in conjunction with the shed installation.**

*\*Any missing documents can delay the review of your application.*

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

Homeowner Signature:  Date: 05/08/2026

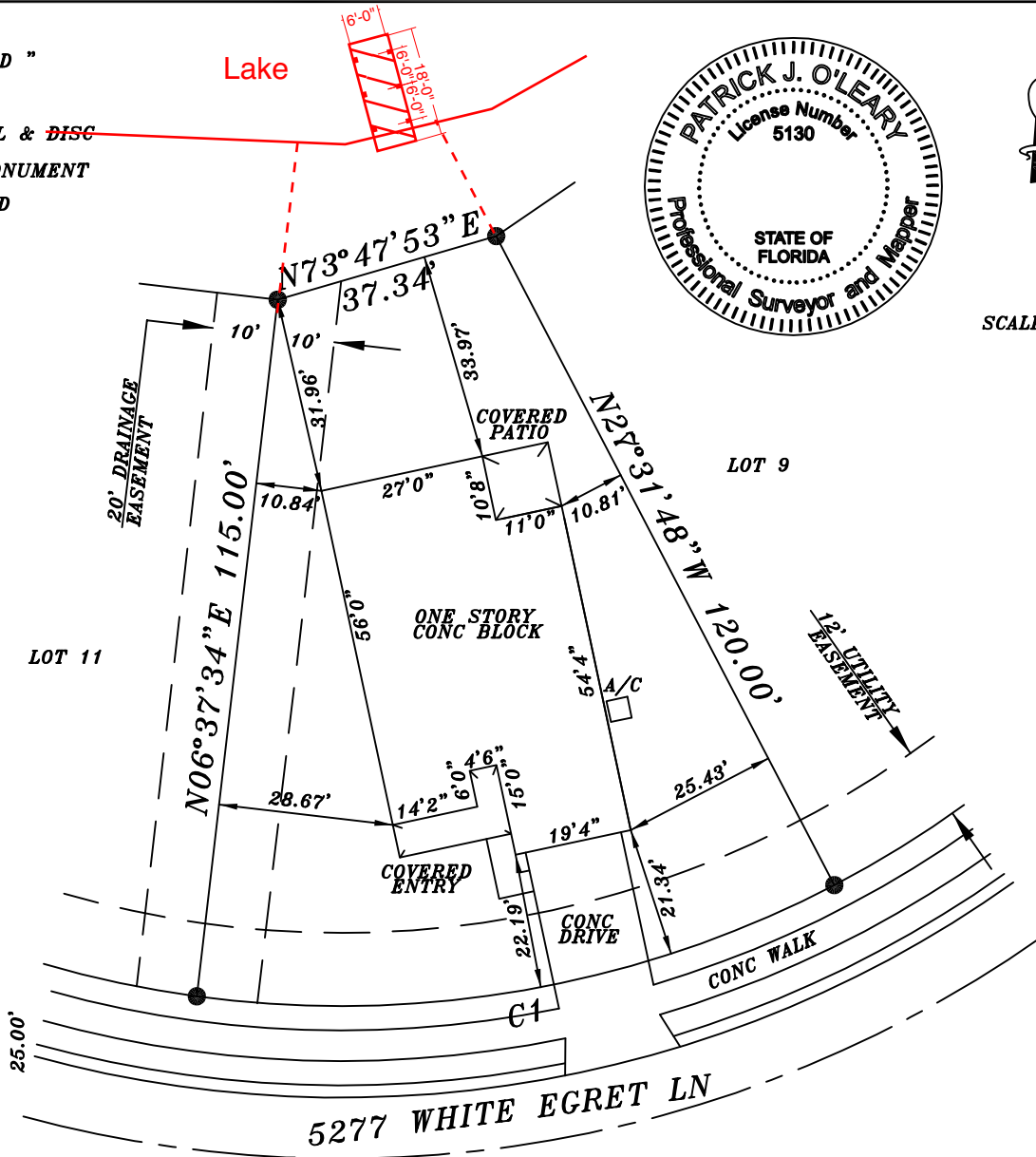
\_\_\_\_\_ Approved  
\_\_\_\_\_ Approved with changes (see attached)  
\_\_\_\_\_ Denied: see reasons

HOA Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*Please return form by email: [applications@hcmanagement.org](mailto:applications@hcmanagement.org)**

**LEGEND**

- FOUND IRON ROD "
- ⊗ SET IRON ROD
- ⊙ FOUND P.K. NAIL & DISC
- FOUND CONC MONUMENT
- FOUND IRON ROD
- ⊙ WELL
- (P) PLAT
- (F) FIELD



**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.87'	175.00'	35°19'02"	N 80°06'31" E	106.17'

CERTIFIED TO:  
 MARK B. LEGG & VANESSA A. LEGG  
 MIDFLORIDA CREDIT UNION  
 HIGHLAND HOLDINGS INC  
 INNOVATIVE TITLE, LLC  
 FIRST AMERICAN TITLE INSURANCE CO.

**LEGAL DESCRIPTION: LOT 10, BLOCK 5, OF TOWNE PARK ESTATES II AS RECORDED IN PLAT BOOK 163, PAGES 47 - 54, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA**

**NORTH POINT**  
 LAND SURVEYING, INC. LB # 6892  
 2910 WINTER LAKE ROAD  
 P.O. BOX 804, LAKELAND, FL. 33802  
 TEL (863)648-2363 FAX (863)648-5263

I HEREBY CERTIFY THAT THE ABOVE DEPICTS THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES

LOT SURVEY \_\_\_\_\_ DATE 01-15-18

FOUNDATION SURVEY \_\_\_\_\_ DATE 01-26-18

FINAL SURVEY \_\_\_\_\_ DATE 04-30-18

PATRICK J. O'LEARY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. # 5130  
 NOT VALID WITHOUT A RAISED OR ELECTRONIC SEAL

# INVOICE

DRAFT

From

**ML Architecture and  
Design**

Invoice for

**Mark Legg**

[Edit info](#)

Invoice ID **1**  
Issue date 05/09/2026  
Due date 06/08/2026  
Subject Dock Install

Item type	Description	Quantity	Unit price	Amount
Service	Dock Design	1.00	\$500.00	\$500.00
Service	Dock materials	1.00	\$750.00	\$750.00
Service	Install rate	25.00	\$50.00	\$1,250.00

Subtotal **\$2,500.00**





Towne Park CCD



09:13 AM | 05/14/2026  
Thurs

5291 White Egret Ln, Lakeland FL 33811

© WN66CXNXXHPWK9 Timemark Verified

Towne Park CCD



09:16

AM | 05/14/2026  
Thurs

5291 White Egret Ln, Lakeland FL 33811

© GUD13HHYAGXBD Timemark Verified

Towne Park CCD



09:14

AM

05/14/2026

Thurs

5291 White Egret Ln, Lakeland FL 33811

© RHPDHW31ADCEWX Timemark Verified

# SECTION VI



Headquarters  
200 South F Street  
Haines City, Florida 33844  
(863) 422-5207  
www.princeandsonsinc.com

Tampa  
9513 US 92 East  
Tampa, Florida 33610

Orlando  
14645 Boggy Creek Rd  
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of  $\geq$ \$4/gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price  $<$ \$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin  
Vice President  
Phone: 863-422-5207 Office



# SECTION VII

**ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT  
(Temporary Fuel Surcharge)**

**THIS ADDENDUM** (“Addendum”) is made effective this 1<sup>st</sup> day of June 2026 (“Effective Date”), by and between:

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”); and

**ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES**, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and, with the District, “Parties”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement Between the Towne Park Community Development District and Roger James McDonnell D/B/A Resort Pool Services for Pool Maintenance Services*, dated as of August 16, 2021 (“Agreement”), incorporated herein by this reference; and

**WHEREAS**, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement as described herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

**2. TEMPORARY FUEL SURCHARGE.**

**A.** Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

**B.** The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge,

and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

**3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

**4. AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

**5. EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

**6. EFFECTIVE DATE.** This Addendum shall have an effective date as of the date first written above.

**IN WITNESS WHEREOF,** the Parties execute this Addendum the day and year first written above.

**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

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

**ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES,**

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

**Exhibit A: Fuel Surcharge Proposal**

**Exhibit A:**  
Fuel Charge



**Monthly Fuel Surcharge Request**

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1<sup>st</sup> 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

# SECTION VIII

# 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	<b>DE filter</b>	Replaced DE filters for small pool	29	\$55.00	\$1,595.00
					<b>Total</b>	<b>\$1,595.00</b>

Accepted date

Accepted by

*Allen Bailey*

# SECTION IX

# 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
------------	------------------	-----------------

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 \$
<b>SUB TOTAL:</b>						<b>\$0.00</b>
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
<b>Quoted Leadtime:</b>	<b>Deposit:</b>				<b>OPTIONS TOTAL:</b>	<b>\$0.00</b>
<input type="checkbox"/> Cash/Check	(ALL DEBIT/ CREDIT CARD TRANSACTIONS WILL BE CHARGED AN ADDITIONAL 3% CONVENIENCE CHARGE ON TOTAL VALUE OF CONTRACT)				<b>PROJECT TOTAL:</b>	<b>\$0.00</b>
<input type="checkbox"/> Credit Card/Debit Card						
					<b>DEPOSIT:</b>	<b>\$0.00</b>
• BALANCE DUE DOES NOT INCLUDE ANY DEBIT/ CREDIT CARD FEES THAT MAY BE CHARGED					<b>*BALANCE DUE:</b>	<b>\$0.00</b>

**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"/>

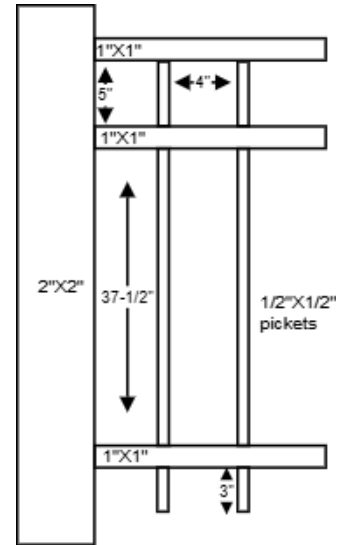
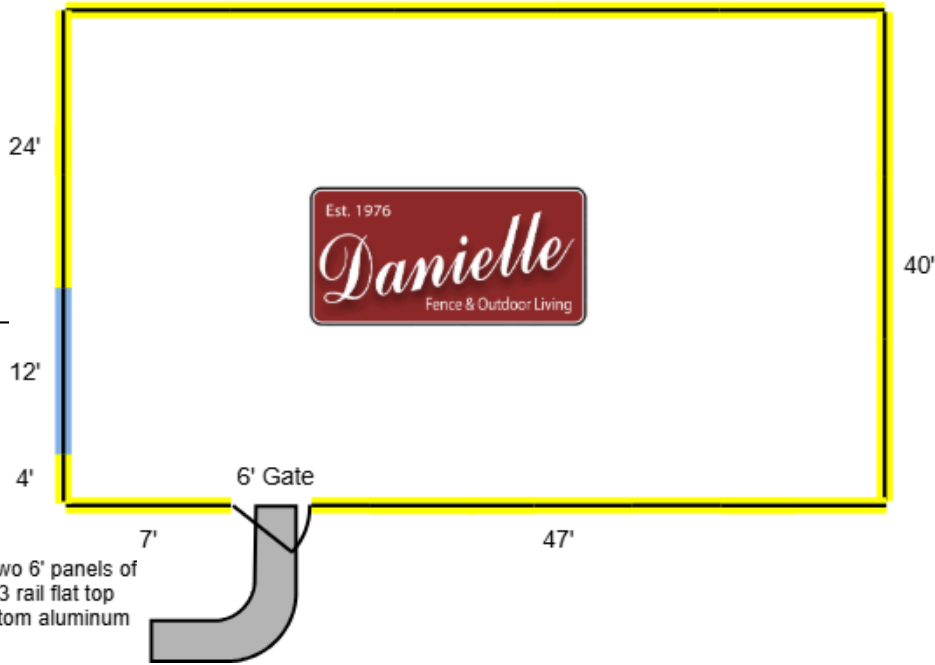
**Materials:**

**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.

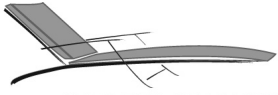
Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above \_\_\_\_\_

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



# SECTION 2



**FLORIDA PATIO FURNITURE INC.**

506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
4/3/2026	32364

Name / Address
Towne Park CDD Allen - 407-460-4424 - cell ABailey@gmscfl.com 219 E. Livingston St Orlando Florida 32801

Ship To
Towne Park CDD Allen - 407-460-4424 - cell ABailey@gmscfl.com 3865 White Ibis Rd, Lakeland, FL 33811

P.O. No.	Terms	Due Date	Rep	FOB
4326Allen	50%DN Bal C.O.D.	4/3/2026	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Restrap	4	POOL ONE (Exact Address Needed For Driver) Restrap C-150 Strap Chaise Lounge Strap: #201 White Accent: #214 Royal Blue	84.00	336.00T
Resling	2	POOL TWO ( Exact Address Needed For Driver) Resling Only C-150SL Sling Chaise Lounge Fabric: Same as Exisitng	145.00	290.00T
Freight		Shipping Charge	200.00	200.00

<b>Subtotal</b>	\$826.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$826.00

Phone #	Fax #
941-722-5643	941-723-9223





## Project Estimate - Pages 1 of 3

### Project Type

Paver Repair

### Customer Information

- **Property Name:** Towne Park CDD
- **Point of Contact:** Allen Bailey at GMS
- **Property Address:**
  - Pool 1: <https://maps.app.goo.gl/omp1G7576gtERpKB9>
  - Pool 2: <https://maps.app.goo.gl/5jn8NSsGLyZqxAbm6>
- **Contact 1:** [abailey@gmscfl.com](mailto:abailey@gmscfl.com)
- **Contact 2:** 407-460-4424

### Quote Details

- **Quote Date:** 05/15/2026

Item Description	Quantity	Price	Total
<b>Pool 1: Repair Coping Pavers</b> <ul style="list-style-type: none"> <li>• 2 sections <ul style="list-style-type: none"> <li>◦ Side pool &amp; corner</li> </ul> </li> </ul>	8 LF	\$30.00	\$240.00
<b>Pool 1: Paver Repair (6ft around from coping out)</b>	1,341 SF	\$5.00	\$6,705.00
<b>Pool 1: Sealer Recommendation</b> (Premium: Seal N Lock)	All Paved area around Pool and Entrance	\$4,000.00	\$4,000.00
<b>Pool 1: Additional Pavers</b> (Stone Hurst Smooth - Sierra)	1 Pallet	\$500.00	\$500.00
<b>Pool 2: Repair Coping Pavers</b> <ul style="list-style-type: none"> <li>• 6 sections <ul style="list-style-type: none"> <li>◦ sides &amp; 1 corner out</li> </ul> </li> </ul>	15 LF	\$30.00	\$450.00
<b>Pool 2: Paver Repair (6ft around from coping out)</b>	2,164.8 SF	\$5.00	\$10,824.00
<b>Pool 2: Front Entrance Repair</b>	35 SF	\$5.00	\$175.00
<b>Pool 2: Sealer Recommendation</b> (Premium: Seal N Lock)	All Paved area around Pool and Entrance	\$4,000.00	\$4,000.00
<b>Pool 2: Additional Pavers</b> (Old Towne - Glacier)	1 Pallet	\$500.00	\$500.00
<b>POOL 1 - TOTAL</b>			\$11,445.00
<b>POOL 2 - TOTAL</b>			\$15,949.00



## Site Assessment Note – Pool Area Paver Repair

- Upon inspection, it appears that the pavers along the coping and edges have been force-pushed out of place. The affected area will need to be re-leveled to prevent water from entering the pool, eliminate any tripping hazards that could cause injury near the pool area repair - the scope of work,, and ensure proper grade toward the French drain.
- Based on our measurements, we will need to pull back approximately 6 feet from the coping around the pool to ensure a safe and level surface with the correct grade for water to flow and drain properly.

## Site Assessment Note – Coping Repair

- Upon inspection, only a small number of coping pieces require repair. We will address only the affected areas and will not disturb the surrounding coping that is currently stable. Doing so could risk destabilizing the existing coping, which would result in a larger and more costly repair.
- Additionally, there are visible cracks around the coping due to a lack of filler. Capstone Pavers will address and resolve all cracks as part of the repair scope to ensure a clean, secure, and finished result.

## Terms and Conditions

- Subsurface Issues: If holes, sinkholes, or other subsurface problems are discovered, a change order will be required to fill these areas with cement and base material. Work will pause until the change order is approved.
- Scope: This quote covers re-leveling existing pavers only. Additional work requires separate approval and pricing. The prices listed above include base material, and labor with no additional charges, unless otherwise noted



# 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>
<b>Total Amount</b>			<b>\$ 76,847.98</b>

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	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		
									PRINCE & SONS INC.			25,534.00	001243
4/08/26	00087	3/31/26	12515874	202603	330	53800	34500		SERCURITY SERVICE MAR26	*	3,815.38		
									SECURITAS SECURITY SERVICES USA INC			3,815.38	001244
4/15/26	00077	4/06/26	13512	202604	330	53800	47000		CLEANING SUPPLIES APR26	*	88.61		
									E&A CLEANING INC			88.61	001245
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		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			8,103.58	001246
4/15/26	00068	4/12/26	14784	202603	310	51300	31500		GENERAL COUNSEL MAR26	*	2,708.94		
									KILINSKI VAN WYK PLLC			2,708.94	001247
4/15/26	00076	4/02/26	RES 21-1	202603	310	51300	31100		ENGINEERING SVC MAR26	*	157.50		
									RAYL ENGINEERING & SURVEYING LLC			157.50	001248
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	AMOUNT	.....CHECK..... 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		

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



# Towne Park Community Development District

## Summary of Check Register

April 21, 2026 to May 19, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/22/26	1250-1252	\$ 2,308.29
	4/29/26	1253-1254	\$ 2,305.00
	5/6/26	1255-1260	\$ 37,400.35
	5/13/26	1261-1265	\$ 28,017.23
			\$ 70,030.87
General Fund - Autopay			
	5/4/26 - 5/12/26	800062-800070	\$ 2,892.18
			\$ 2,892.18
<b>Total Amount</b>			<b>\$ 72,923.05</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00077	4/11/26	82867	202604	330	53800	47000			*	150.00		
			EVENT CLEANUP 04/11/26										
		4/20/26	82886	202604	300	15500	10000			*	1,230.00		
			CLEANING SERVICE MAY26										
								E&A CLEANING INC				1,380.00	001250
4/22/26	00082	4/14/26	23463	202604	320	53800	47300			*	548.13		
			REPLACE ROTORS & SPRAY										
		4/15/26	23431	202604	320	53800	47300			*	340.16		
			IRRIGATION REPAIRS										
								PRINCE & SONS INC.				888.29	001251
4/22/26	00076	3/04/26	RES 25-1	202602	310	51300	31100			*	40.00		
			ENGINEERING SERVICE FEB26										
								RAYL ENGINEERING & SURVEYING LLC				40.00	001252
4/29/26	00077	4/18/26	82938	202604	330	53800	47000			*	150.00		
			EVENT CLEANUP 04/18/26										
								E&A CLEANING INC				150.00	001253
4/29/26	00082	2/27/26	23572	202602	320	53800	46300			*	1,875.00		
			SPRING FLOWER CHANGE										
		4/21/26	23541	202604	330	57200	49000			*	280.00		
			HORTICULTURE DOG PARK										
								PRINCE & SONS INC.				2,155.00	001254
5/06/26	00107	4/29/26	21648	202604	320	53800	46400			*	5,500.00		
			POND MAINTENANCE APR26										
								AQUATIC WEED MANAGEMENT, INC.				5,500.00	001255
5/06/26	00077	4/27/26	13541	202604	330	53800	47000			*	125.99		
			CLEANING SUPPLIES APR26										
								E&A CLEANING INC				125.99	001256
5/06/26	00115	3/31/26	66	202603	320	53800	47500			*	55.00		
			TRASH PICK UP POND 3,13										
		3/31/26	67	202603	330	53800	47500			*	82.50		
			PAVER REPAIR-POOL DECK										
								GOVERNMENTAL MANAGEMENT SVC TAMPA				137.50	001257
5/06/26	00082	5/01/26	23819	202605	320	53800	46200			*	25,034.00		
			LANDSCAPE MAINT MAY26										
								PRINCE & SONS INC.				25,034.00	001258
5/06/26	00071	4/28/26	31557	202604	330	53800	47500			*	595.00		
			SM POOL-RPLC BALL VALVE										

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 #
5/01/26		31653	202605	330-53800-48000	POOL MAINTENANCE MAY26	*	3,700.00		
								4,295.00	001259
5/06/26	00087	4/30/26	12547027	202604 330-53800-34500	SECURITY SERVICE APR26	*	2,307.86		
								2,307.86	001260
5/13/26	00102	4/30/26	00076903	202604 310-51300-48000	NOT RULE MTG 04/21/26	*	227.13		
		4/30/26	00076903	202604 310-51300-48000	NOT RULE MTG 04/28/26	*	442.68		
								669.81	001261
5/13/26	00040	5/01/26	229	202605 320-53800-12000	FIELD MANAGEMENT MAY26	*	1,892.67		
		5/01/26	230	202605 310-51300-34000	MANAGEMENT FEES MAY26	*	4,156.83		
		5/01/26	230	202605 310-51300-35200	WEBSITE ADMIN MAY26	*	108.17		
		5/01/26	230	202605 310-51300-35100	INFORMATION TECH MAY26	*	162.25		
		5/01/26	230	202605 310-51300-31300	DISSEM AGENT SVC MAY26	*	901.25		
		5/01/26	230	202605 330-57200-11000	AMENITY ACCESS MAY26	*	811.17		
		5/01/26	230	202605 310-51300-51000	OFFICE SUPPLIES	*	2.10		
		5/01/26	230	202605 310-51300-42000	POSTAGE	*	51.80		
		5/01/26	230	202605 310-51300-42500	COPIES	*	13.80		
								8,100.04	001262
5/13/26	00076	5/11/26	RES 21-1	202604 310-51300-31100	ENGINEERING SVC APR26	*	644.50		
								644.50	001263
5/13/26	00046	5/13/26	05132026	202605 300-20700-10000	ASSESS TRNSFR S2016 2A	*	1,177.78		
		5/13/26	05132026	202605 300-20700-10000	ASSESS TRNSFR S2018 2B	*	1,382.08		
		5/13/26	05132026	202605 300-20700-10000	ASSESS TRNSFR S2018 3A	*	5,568.54		
		5/13/26	05132026	202605 300-20700-10000	ASSESS TRNSFR S2019 3B	*	3,562.13		

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/13/26		05132026	202605 300-20700-10000	ASSESS TRNSFR S2019 3C	*	2,392.02	
5/13/26		05132026	202605 300-20700-10000	ASSESS TRNSFR S2020 3D	*	4,241.82	
							18,324.37 001264
TOWNE PARK CDD CO US BANK							
5/13/26	00064	5/12/26 05122026	202605 300-15500-10000	EQUIPMENT LEASE JUN26	*	278.51	
							278.51 001265
WHFS LLC							
TOTAL FOR BANK A						70,030.87	

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 #	
5/04/26	00025	5/02/26	1307-04. 202604	330-57200-43000					3334 MEDULLA AE APR26	*	868.45			
		5/02/26	1307-04. 202604	330-57200-43210					3334 MEDULLA AW APR26	*	109.05			
		5/02/26	1307-04. 202604	330-57200-43210					3334 MEDULLA AW APR26	*	479.27			
												LAKELAND ELECTRIC	1,456.77	080062
5/04/26	00025	5/02/26	3606-04. 202604	320-53800-43300					3896 WHITE IBIS EP APR26	*	111.68			
												LAKELAND ELECTRIC	111.68	080063
5/04/26	00025	5/02/26	5225-04. 202604	320-53800-43200					3606 PEREGRINE IR APR26	*	29.37			
												LAKELAND ELECTRIC	29.37	080064
5/04/26	00025	5/02/26	8145-04. 202604	330-57200-43000					3883 WHITE IBIS AE APR26	*	741.99			
		5/02/26	8145-04. 202604	330-57200-43210					3883 WHITE IBIS AW APR26	*	250.19			
												LAKELAND ELECTRIC	992.18	080065
4/30/26	00119	3/24/26	1579-04. 202604	330-53800-41000					3883 WHITE IBIS APR26	*	115.35			
												SPECTRUM BUSINESS	115.35	080066
5/12/26	00025	5/03/26	3648-04. 202604	320-53800-43300					4048 W PIPKIN E APR26	*	26.23			
												LAKELAND ELECTRIC	26.23	080067
5/12/26	00025	5/04/26	0197-04. 202604	320-53800-43300					3334 MEDULLA EP APR26	*	19.47			
												LAKELAND ELECTRIC	19.47	080068
5/12/26	00025	5/04/26	5224-04. 202604	320-53800-43200					5107 WHITE EGRET IR APR26	*	31.13			
												LAKELAND ELECTRIC	31.13	080069
5/12/26	00119	5/08/26	7773-05. 202605	330-53800-41000					3334 MEDULLA MAY26	*	110.00			
												SPECTRUM BUSINESS	110.00	080070

TOTAL FOR BANK Z 2,892.18

TOTAL FOR REGISTER 72,923.05

TWPK TOWNE PARK CDD CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Towne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 150,957	\$ -	\$ -	\$ -	\$ 150,957
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 214,027	\$ 214,027
State Board Administration	\$ 936,168	\$ -	\$ -	\$ -	\$ 936,168
<b>Investments:</b>					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 159,978	\$ -	\$ -	\$ 159,978
Prepayment	\$ -	\$ 675	\$ -	\$ -	\$ 675
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 214,968	\$ -	\$ -	\$ 214,968
Prepayment	\$ -	\$ 157	\$ -	\$ -	\$ 157
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 701,357	\$ -	\$ -	\$ 701,357
Prepayment	\$ -	\$ 157	\$ -	\$ -	\$ 157
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 432,401	\$ -	\$ -	\$ 432,401
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 267,436	\$ -	\$ -	\$ 267,436
Prepayment	\$ -	\$ 145	\$ -	\$ -	\$ 145
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 442,150	\$ -	\$ -	\$ 442,150
Construction	\$ -	\$ -	\$ 15,248	\$ -	\$ 15,248
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 18,324	\$ -	\$ -	\$ 18,324
Prepaid Expenses	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
<b>Total Assets</b>	<b>\$ 1,095,350</b>	<b>\$ 3,145,775</b>	<b>\$ 15,248</b>	<b>\$ 214,027</b>	<b>\$ 4,470,400</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 15,190	\$ -	\$ -	\$ -	\$ 15,190
Due to Debt Service	\$ 18,324	\$ -	\$ -	\$ -	\$ 18,324
<b>Total Liabilities</b>	<b>\$ 33,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,514</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 272,305	\$ -	\$ -	\$ 272,305
Debt Service - Series 2018 - 2B	\$ -	\$ 276,906	\$ -	\$ -	\$ 276,906
Debt Service - Series 2018 - 3A	\$ -	\$ 963,623	\$ -	\$ -	\$ 963,623
Debt Service - Series 2019 - 3B	\$ -	\$ 603,885	\$ -	\$ -	\$ 603,885
Debt Service - Series 2019 - 3C	\$ -	\$ 382,661	\$ -	\$ -	\$ 382,661
Debt Service - Series 2020 - 3D	\$ -	\$ 646,395	\$ -	\$ -	\$ 646,395
Capital Projects	\$ -	\$ -	\$ 15,248	\$ -	\$ 15,248
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 214,027	\$ 214,027
Unassigned	\$ 1,053,610	\$ -	\$ -	\$ -	\$ 1,053,610
<b>Total Fund Balances</b>	<b>\$ 1,061,836</b>	<b>\$ 3,145,775</b>	<b>\$ 15,248</b>	<b>\$ 214,027</b>	<b>\$ 4,436,886</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,095,350</b>	<b>\$ 3,145,775</b>	<b>\$ 15,248</b>	<b>\$ 214,027</b>	<b>\$ 4,470,400</b>

**Towne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,017,292	\$ (6,852)
Interest Income - SBA	\$ 4,000	\$ 4,000	\$ 14,276	\$ 10,276
Interest	\$ -	\$ -	\$ 1,642	
Other Income	\$ 4,000	\$ 4,000	\$ 11,287	\$ 7,287
<b>Total Revenues</b>	<b>\$ 1,032,144</b>	<b>\$ 1,032,144</b>	<b>\$ 1,044,497</b>	<b>\$ 10,711</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,600	\$ 400
Employee FICA Expense	\$ 918	\$ 536	\$ 505	\$ 31
Engineering Fees	\$ 30,000	\$ 17,500	\$ 8,691	\$ 8,809
Attorney	\$ 40,000	\$ 23,333	\$ 22,974	\$ 359
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,815	\$ 6,309	\$ 6,309	\$ -
Trustee Fees	\$ 26,254	\$ 21,184	\$ 21,184	\$ -
Management Fees	\$ 49,882	\$ 29,098	\$ 29,098	\$ (0)
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ -
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ -
Postage & Delivery	\$ 1,300	\$ 758	\$ 625	\$ 133
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 146	\$ 122	\$ 24
Legal Advertising	\$ 3,500	\$ 2,042	\$ 1,890	\$ 151
Other Current Charges	\$ 600	\$ 350	\$ 240	\$ 110
Office Supplies	\$ 200	\$ 117	\$ 6	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 202,955</b>	<b>\$ 129,432</b>	<b>\$ 118,067</b>	<b>\$ 11,364</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	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	\$ 13,249	\$ 13,249	\$ -
Landscape Maintenance	\$ 271,575	\$ 158,419	\$ 157,296	\$ 1,123
Landscape Enhancements/Replacement	\$ 55,000	\$ 32,083	\$ 5,381	\$ 26,702
Pond Maintenance	\$ 66,000	\$ 38,500	\$ 38,500	\$ -
Electric	\$ 2,527	\$ 1,474	\$ 407	\$ 1,067
Water & Sewer	\$ 814	\$ 475	\$ 626	\$ (151)
Irrigation Repairs	\$ 12,500	\$ 12,500	\$ 14,446	\$ (1,946)
General Repairs & Maintenance	\$ 20,000	\$ 11,667	\$ 16,095	\$ (4,428)
Contingency	\$ 17,500	\$ 17,500	\$ 19,847	\$ (2,347)
<b>Subtotal Field Expenditures</b>	<b>\$ 508,449</b>	<b>\$ 325,688</b>	<b>\$ 293,230</b>	<b>\$ 32,458</b>
<b>Amenity Expenditures</b>				
Electric	\$ 26,400	\$ 15,400	\$ 11,504	\$ 3,896
Water	\$ 10,000	\$ 5,833	\$ 7,195	\$ (1,362)
Internet & Phone	\$ 3,680	\$ 2,147	\$ 1,551	\$ 596
Playground & Equipment Lease	\$ 7,575	\$ 4,419	\$ 1,950	\$ 2,469
Pool Service Contract	\$ 45,114	\$ 26,317	\$ 27,600	\$ (1,284)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Janitorial Services	\$ 22,500	\$ 13,125	\$ 10,124	\$ 3,001
Security Services	\$ 53,025	\$ 30,931	\$ 20,205	\$ 10,726
Pest Control	\$ 3,570	\$ 2,083	\$ 2,070	\$ 13
Amenity Access Management	\$ 9,734	\$ 5,678	\$ 5,683	\$ (5)
Amenity Repair & Maintenance	\$ 30,000	\$ 17,500	\$ 4,958	\$ 12,542
Dolostone Parking Improvements	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Contingency	\$ 20,000	\$ 11,667	\$ 3,590	\$ 8,077
<b>Subtotal Amenity Expenditures</b>	<b>\$ 252,598</b>	<b>\$ 147,349</b>	<b>\$ 96,429</b>	<b>\$ 50,920</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 761,047</b>	<b>\$ 473,037</b>	<b>\$ 389,659</b>	<b>\$ 83,378</b>
<b>Total Expenditures</b>	<b>\$ 964,001</b>	<b>\$ 602,468</b>	<b>\$ 507,726</b>	<b>\$ 94,743</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 68,142</b>		<b>\$ 536,771</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>\$ 536,771</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 525,065</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,061,836</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 110,299	\$ (1,415)
Interest	\$ 4,404	\$ 4,404	\$ 4,888	\$ 484
<b>Total Revenues</b>	<b>\$ 116,118</b>	<b>\$ 116,118</b>	<b>\$ 115,188</b>	<b>\$ (931)</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>\$ 42,494</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 117,771</b>		<b>\$ 229,812</b>	
<b>Fund Balance - Ending</b>	<b>\$ 124,377</b>		<b>\$ 272,305</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 129,432	\$ (872)
Interest	\$ 3,543	\$ 3,543	\$ 4,291	\$ 748
<b>Total Revenues</b>	<b>\$ 133,847</b>	<b>\$ 133,847</b>	<b>\$ 133,723</b>	<b>\$ (124)</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>\$ 90,576</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 125,174</b>		<b>\$ 186,330</b>	
<b>Fund Balance - Ending</b>	<b>\$ 137,727</b>		<b>\$ 276,906</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 521,498	\$ (3,513)
Interest	\$ 12,161	\$ 12,161	\$ 14,310	\$ 2,149
<b>Total Revenues</b>	<b>\$ 537,172</b>	<b>\$ 537,172</b>	<b>\$ 535,807</b>	<b>\$ (1,365)</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>\$ 350,607</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 353,930</b>		<b>\$ 613,015</b>	
<b>Fund Balance - Ending</b>	<b>\$ 375,702</b>		<b>\$ 963,623</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 333,596	\$ (2,248)
Interest	\$ 7,663	\$ 7,663	\$ 8,856	\$ 1,193
<b>Total Revenues</b>	<b>\$ 343,507</b>	<b>\$ 343,507</b>	<b>\$ 342,452</b>	<b>\$ (1,055)</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>\$ 231,080</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 203,398</b>		<b>\$ 372,805</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,161</b>		<b>\$ 603,885</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 224,015	\$ (1,509)
Interest	\$ 4,723	\$ 4,723	\$ 5,485	\$ 762
<b>Total Revenues</b>	<b>\$ 230,248</b>	<b>\$ 230,248</b>	<b>\$ 229,501</b>	<b>\$ (747)</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>\$ 155,076</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 113,955</b>		<b>\$ 227,585</b>	
<b>Fund Balance - Ending</b>	<b>\$ 120,352</b>		<b>\$ 382,661</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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 397,249	\$ (2,676)
Interest	\$ 7,857	\$ 7,857	\$ 9,067	\$ 1,211
<b>Total Revenues</b>	<b>\$ 407,782</b>	<b>\$ 407,782</b>	<b>\$ 406,316</b>	<b>\$ (1,466)</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>\$ 283,757</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,065)	\$ (4,065)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,065)</b>	<b>\$ (4,065)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,663</b>		<b>\$ 279,692</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 165,339</b>		<b>\$ 366,702</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,002</b>		<b>\$ 646,395</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 April 30, 2026**

	Adopted Budget	Prorated Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 259	\$ 259
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 259</b>	<b>\$ 259</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>\$ 259</b>	<b>\$ 259</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,065	\$ 4,065
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,065</b>	<b>\$ 4,065</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,323</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>\$ 15,248</b>	<b>\$ -</b>

**Towne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Interest	\$ 866	\$ 866	\$ 4,014	\$ -
<b>Total Revenues</b>	<b>\$ 866</b>	<b>\$ 866</b>	<b>\$ 4,014</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>\$ 4,014</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>\$ 4,014</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 198,338</b>		<b>\$ 210,013</b>	
<b>Fund Balance - Ending</b>	<b>\$ 267,345</b>		<b>\$ 214,027</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	\$ 4,597	\$ 10,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,017,292
Interest Income - SBA	\$ 1,225	\$ 931	\$ 928	\$ 2,498	\$ 2,729	\$ 3,022	\$ 2,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,276
Interest	\$ -	\$ -	\$ 4	\$ 417	\$ 519	\$ 419	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,642
Other Income	\$ 560	\$ 9,057	\$ 250	\$ 500	\$ -	\$ 340	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,287
<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>\$ 8,379</b>	<b>\$ 14,670</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,044,497</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,992	\$ 158	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,691
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ 2,709	\$ 2,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,974
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,309
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,184
Management Fees	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,098
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ 11	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ 4	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ 43	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
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>\$ 16,936</b>	<b>\$ 9,115</b>	<b>\$ 10,379</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 118,067</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	\$ 1,893	\$ 1,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,249
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,296
Landscape Enhancements/Replacement	\$ 3,506	\$ -	\$ -	\$ -	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,500
Electric	\$ (529)	\$ 258	\$ 231	\$ 70	\$ 66	\$ 154	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407
Water & Sewer	\$ 176	\$ 85	\$ 92	\$ 98	\$ 55	\$ 60	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626
Irrigation Repairs	\$ 6,215	\$ 5,459	\$ 475	\$ 63	\$ 500	\$ 845	\$ 888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,446
General Repairs & Maintenance	\$ 7,345	\$ 4,295	\$ 4,400	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,095
Contingency	\$ 87	\$ 3,431	\$ 1,279	\$ 6	\$ -	\$ 15,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,847
<b>Subtotal Field Expenditures</b>	<b>\$ 70,631</b>	<b>\$ 39,974</b>	<b>\$ 32,922</b>	<b>\$ 32,664</b>	<b>\$ 34,923</b>	<b>\$ 48,584</b>	<b>\$ 33,533</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 293,230</b>
<b>Amenity Expenditures</b>													
Electric	\$ 2,296	\$ 1,494	\$ 1,560	\$ 1,488	\$ 1,364	\$ 1,691	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,504
Water	\$ 2,210	\$ 785	\$ 679	\$ 730	\$ 692	\$ 1,262	\$ 839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,195
Internet & Phone	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,551
Playground & Equipment Lease	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Pool Service Contract	\$ 3,700	\$ 3,700	\$ 5,400	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,600
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,281	\$ 1,350	\$ 1,480	\$ 1,680	\$ 1,230	\$ 1,358	\$ 1,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,124
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ 4,108	\$ 2,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,205
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,070
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ 811	\$ 811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,683
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,175	\$ 95	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,958
Contingency	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,590
<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>\$ 13,769</b>	<b>\$ 12,761</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,429</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 88,103</b>	<b>\$ 52,178</b>	<b>\$ 47,237</b>	<b>\$ 46,308</b>	<b>\$ 47,185</b>	<b>\$ 62,353</b>	<b>\$ 46,294</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 389,659</b>
<b>Total Expenditures</b>	<b>\$ 135,835</b>	<b>\$ 63,904</b>	<b>\$ 60,759</b>	<b>\$ 54,965</b>	<b>\$ 64,122</b>	<b>\$ 71,468</b>	<b>\$ 56,673</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 507,726</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>\$ (53,639)</b>	<b>\$ (63,089)</b>	<b>\$ (42,003)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,771</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>\$ (53,639)</b>	<b>\$ (63,089)</b>	<b>\$ (42,003)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,771</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
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
04/17/26	03/01-03/31/26	\$29,728.16	\$0.00	(\$594.57)	\$0.00	\$29,133.59	\$10,842.75	\$1,175.62	\$1,379.54	\$5,558.35	\$3,555.62	\$2,387.65	\$4,234.06	\$29,133.59
04/30/26	01/01-01/31/26	\$0.00	\$0.00	\$0.00	\$19.70	\$19.70	\$7.33	\$0.79	\$0.93	\$3.76	\$2.40	\$1.61	\$2.86	\$19.68
04/30/26	02/01-03/31/26	\$0.00	\$0.00	\$0.00	\$33.71	\$33.71	\$12.55	\$1.36	\$1.60	\$6.43	\$4.11	\$2.76	\$4.90	\$33.71
<b>TOTAL</b>		<b>\$ 2,903,411.73</b>	<b>\$ (118,701.30)</b>	<b>\$ (56,286.00)</b>	<b>\$ 4,956.07</b>	<b>\$ 2,733,380.50</b>	<b>\$ 1,017,291.52</b>	<b>\$ 110,299.48</b>	<b>\$ 129,431.61</b>	<b>\$ 521,497.64</b>	<b>\$ 333,596.07</b>	<b>\$ 224,015.13</b>	<b>\$ 397,249.03</b>	<b>\$ 2,733,380.48</b>

99%	Net Percent Collected
\$18,415.53	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