Towne Park
Community Development District

Agenda

September 1, 2026

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 25, 2026

Board of Supervisors
Towne Park Community Development District

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, September 1, 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 August 4, 2026, Board of Supervisors Meeting
4. Review of Parking and Towing Signs at Amenity Centers
5. Staff Reports
   A. Attorney
   B. Engineer
      i. Review of Erosion Repair Plan
   C. Field Manager's Report
      i. Updated Proposals for Fence Repairs
   D. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet & Income Statement
      iii. Status Update of Fence at 5220 Wood Thrush Way
6. Supervisors Requests
7. Adjournment

MINUTES

MINUTES OF MEETING
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **August 4, 2026** at 6:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present and constituting a quorum:

Greg Jones	Chairman
Jennifer Tidwell *by Zoom*	Vice Chairperson
Tom Zimmerman	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

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. Five Board members were present and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 2, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 2, 2026, Board of Supervisor meeting. The Board had no corrections to the minutes.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the June 2, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams invited public comment regarding the proposed Fiscal Year 2027 budget and assessments. No members of the public were present, and no public comments were received.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-09 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds

Ms. Adams reported that the required notices had been published and presented Resolution 2026-09 adopting the Fiscal Year 2027 budget and appropriating funds. It was noted that there was no increase in assessments for Fiscal Year 2027.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Resolution 2026-09 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2026-10 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll

Ms. Adams presented Resolution 2026-10, imposing the Fiscal Year 2027 operations and maintenance assessments, providing for their collection, certifying the assessment roll, and authorizing collection of previously imposed debt-service assessments.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, Resolution 2026-10 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll, was approved.

C. Consideration of Resolution 2026-11 Declaring Seat No. 2 Vacant Effective November 17, 2026

Ms. Adams presented Resolution 2026-11 and reported that no candidate qualified for Seat 2. She explained that pursuant to section 190.006(3)(b), Florida Statutes, the vacancy would become effective on the second Tuesday following the November 2026 general election. Until the Board appoints a qualified elector, the incumbent Supervisor will remain in office. The Board discussed methods of notifying residents of the anticipated vacancy.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Resolution 2026-11 Declaring Seat No. 2 Vacant effective November 17, 2026, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Addendum to Agreement for Security Equipment Installation – Amenity Center 2**

Ms. Adams presented an addendum for replacement of malfunctioning and obsolete security-access equipment at Amenity Center 2. Because timely replacement was necessary, the Chair had previously approved the proposal pursuant to delegated authority. Board ratification was requested.

On MOTION by Mr. Zimmerman, seconded by Ms. Sides, with all in favor, the Addendum to Agreement for Security Equipment Installation – Amenity Center 2, was ratified.

SIXTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Financial Audit**

Ms. Adams presented the District's Fiscal Year 2025 financial audit for the year ended September 30, 2025. She reported that the auditor issued an unmodified opinion and identified no current-year findings, recommendations, or conditions meeting the statutory criteria for a financial emergency.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Accepting the Fiscal Year 2025 Financial Audit, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins reported that legislation that would have increased Florida's sovereign-immunity limits was vetoed by the Governor. Accordingly, any future increase in the District's insurance premiums would not be attributable to that legislation.

B. Engineer

i. Review of Wood Thrush and Britton Beach Erosion

Mr. Rayl summarized erosion concerns near Wood Thrush, Britton Beach, Peregrine Way, and the Medulla floodplain-compensation area. He identified concentrated runoff, low pond levels, and exposed soils as contributing conditions and discussed possible repairs, including compacted fill, geotextile material, sod, and contractor pricing. The Board directed staff to investigate a fence reportedly located within a District drainage and access easement near Wood Thrush and, after confirming the encroachment, notify the property owner that the affected portion must be removed or relocated to provide access for repairs. Staff was also directed to obtain repair recommendations and pricing for the identified erosion areas.

C. Field Manager's Report

i. Consideration of Proposals for Dog Park Fence

a. AJ Fence Inc.

b. My Fence Co.

Mr. Bailey presented proposals from AJ Fence, Inc., and My Fence Co. to install a bottom rail and secure the lower portion of the dog park fence. The Board requested clarification concerning tie spacing, linear footage, and whether AJ Fence's price included the bottom rail. The item was continued to the next meeting; no action was taken.

ii. Consideration of Proposal for Pool Filter Replacement

Mr. Bailey reviewed a proposal from Resort Pools to replace the deteriorated filter for the large pool at a cost of $3,740. Staff advised that the filter had reached the end of its expected life and replacement was recommended to maintain proper pool conditions.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposal for Pool Filter Replacement, was approved.

iii. Consideration of Proposal for Soil Treatment

Mr. Bailey presented a $2,047.50 proposal for soil treatment in landscaped areas exhibiting nutrient deficiencies. After discussing current conditions and seasonal rainfall, the Board declined the proposal and directed staff to continue monitoring the affected areas.

iv. Consideration of Proposals for Pool Resurfacing – Amenity 1 & 2

a. ASP – America's Swimming Pool Co. – Paver Work

b. NV Pools LLC

c. Pulexa

d. Arinton

Mr. Bailey presented preliminary pricing for future pool resurfacing and related deck or paver repairs at Amenity Centers 1 and 2. The proposals were provided for capital-planning purposes. Based on the current condition of the facilities, staff did not recommend proceeding at this time. The Board requested that the matter be returned for consideration when the work becomes necessary; no action was taken.

v. Resident Request for Pool Umbrellas

Mr. Bailey presented a resident's request for additional pool umbrellas. Following discussion, the Board declined the request; no action was taken.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register from June 21, 2026, through July 18, 2026, totaling $77,869.46.

> On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Check Register totaling $77,869.46, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials. The Board reviewed the balance sheet and income statement.

iii. Approval of the Fiscal Year 2027 Meeting Schedule

Ms. Adams reviewed the Fiscal Year 2027 meeting schedule, including whether certain meetings should be held at 6:00 p.m. Following discussion, the Board agreed to hold all meetings at 4:00 p.m. on the first Tuesday of each month at Towne Park Amenity Center 1.

> On MOTION by Ms. Sides, seconded by Mr. Jones, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

iv. District Goals and Objectives

a. Adoption of the Fiscal Year 2027 Goals and Objectives

Ms. Adams reviewed the proposed annual District Goals and Objectives required by Florida Statutes. The goals address communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability and are intended to be accomplished through routine District operations.

> On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Adoption of the Fiscal Year 2027 Goals & Objectives, was approved.

b. Review of Approved Fiscal Year 2026 Goals & Objectives Authorizing Chair to Execute Final Form

Ms. Adams presented the Fiscal Year 2026 annual report documenting the District's progress toward its adopted goals and objectives. She noted that section 189.0694 requires the report to identify goals achieved, the measures and standards used, and any goals not achieved, and requires publication on the District's website by December 1, 2026.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Fiscal Year 2026 Goals & Objectives Authorizing Chair to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS **Supervisors Requests**

There were no Supervisor requests.

NINTH ORDER OF BUSINESS ***Closed Security Session***

The Board recessed the public meeting and convened an exempt portion of the meeting pursuant to sections 119.071(3)(a) and 286.0113(1), Florida Statutes, to discuss information that would reveal portions of the District's security system plan.

When the exempt portion concluded, and the Board reconvened the public meeting.

TENTH ORDER OF BUSINESS **Board Action Related to Security Services**

The Board approved the Current Demands proposal for installation and ongoing security service.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV


Towne Park CCD
NO OVERNIGHT PARKING
10pm - 6am
VIOLATORS TOWED AWAY AT VEHICLE OWNER'S EXPENSE
UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE
TOW AWAY ZONE
VEHICLES WILL BE IMPOUNDED TO
JOYCE AUTOMOTIVE
863-688-0646
24 HRS A DAY 7 DAYS A WEEK
10:17 AM
08/25/2026
Tues
3334 Medulla Rd, Lakeland FL 33811
A2DKUXD2BMCPML Timemark Verified

SECTION V

SECTION B

to be provided under separate cover

SECTION C

Towne Park CDD

Field Management Report

Completed Items

- The pool furniture at each amenity has been pressure-washed to remove dirt, buildup, and debris that can accumulate from prolonged exposure to outdoor elements.
- A damaged board was identified on the wooden bridge between Arlington and Slitstone after a hole developed in the board. The damaged section was replaced to restore the condition of the bridge.
- Trash and debris had begun accumulating around several ponds in the rear portion of the community. The affected areas were cleaned to improve the overall appearance of the ponds and surrounding landscape.

Contracted Services

- The landscaping contractor continues to provide routine maintenance throughout the community, ensuring common areas and landscaped spaces remain clean, well-maintained, and visually appealing. Regular services are being performed to support the overall appearance and condition of the district.
- Routine pool maintenance continues to be performed in accordance with operational and safety standards, helping to ensure the facility remains clean, safe, and available for resident use.
- The janitorial contractor continues to provide consistent service, maintaining the amenity restrooms and dog stations in a clean, sanitary, and well-maintained condition.
- The lake management vendor continues to provide proactive maintenance of the community ponds, addressing vegetation, water conditions, and other potential concerns as they arise.

SECTION 1

AJ FENCE INC

Serving Polk & Hillsborough Since 2004

SPECIALIZING IN:
*** ALUMINUM *VINYL *WOOD *CHAIN LINK**

LICENSED & INSURED

"Free Estimates"
Hillsborough: (813) 239-4122
Office: (863) 816-3117
Email: ajfencemfg@gmail.com
Website: www.ajfencemfg.com

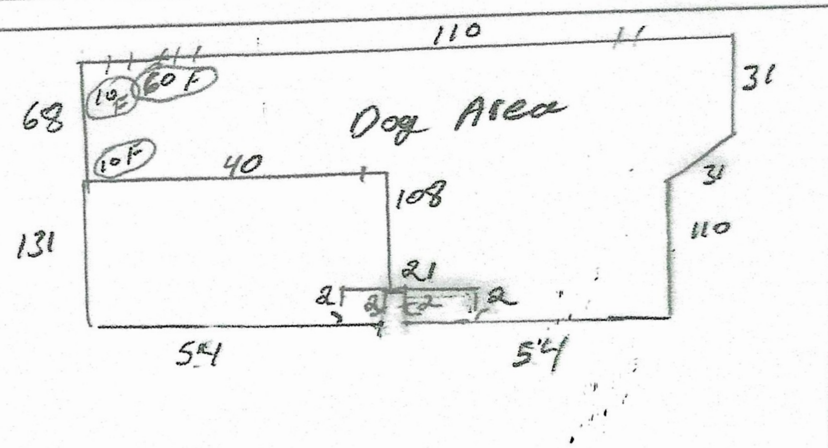
BUYER: _____ Property Owner _____ Not Property Owner

Name: Allen Bailey	Date:
Address: 3334 Medulla Rd	Phone: 407 841 5524
City: Lakeland Zip Code: 33811	Email: 407 460 4424
Subdivision:	811 #:

Vinyl / Aluminum	Chain Link	Wood
_____ Vinyl _____ Aluminum	Galvanized yes	Stockade _____ 4' _____ 6' _____ 8'
Style	Height 5	Board On Board _____ 4' _____ 6' _____ 8'
Height	Gauge 6ft	Shadow Box _____ 4' _____ 6' _____ 8'
Color	Silver ___ Black ___ Green	Crossbuck _____ _____ 4' _____ 5'
Cap Style:	Barb Wire ___ Base Plates ___	Other Style:
# Rails 2 3		

Size Of Gates: X

Commercial: yes
HOA Needed: yes N
Permit Needed:
Total Ft: 766
Total Ft Removal: yes
Concrete All Posts:



Notes: Ties all way around. Also Replace & Install 80 Ft Fabric Rail in the bottom 1-5/8 X 21 Install 766 Ft Bottom Rail Additional $1500.00

[redacted] Day Warranty on Labor*
6=months

CONTRACT CONDITIONS

Acceptance: The above proposal when accepted by the Company becomes a contract between two parties and is not subject to cancellation. In the event payment is not made within seven days of billing, the Company reserves the right to place a mechanics lien on the customer's property and/or repossess all materials used on the job without recourse. **PROPERTY OWNER** is solely responsible for locating, staking and clearing the fence lines. Purchaser also agrees that the Company will not be held responsible or liable for any damage or any nature to underground obstructions, water and sprinkler lines, pool lines, septic tank and/or water systems.
Warranty does not cover any damage caused intentionally to fence or any damage due to natural disasters.
NOTICE : If contract is cancelled a 25% charge of the total contract price will be charged.

****

* Total Price $ 6,250.00 3% C.C. Fee 25% Deposit $ _____

Authorized Signature _____ Balance $ _____

Proposal pricing is guaranteed for 30 Days from this date.

ACCEPTANCE OF PROPOSAL/CONTRACT
The above prices, specifications and conditions are hereby **ACCEPTED**.

CUSTOMER SIGNATURE _____ DATE _____

MyFenceCo.
Because Everyone Needs Boundaries

Quote

Date	June 19, 2026
Valid Until	July 3, 2026
Quote #	
PO #	

Customer:

Towne Park CDD

Abailey@gmscfl.com

219 E Livingston St

Orlando, FL, 32801

(407) 460-4424

Quote/Project Description

Furnish and install 700 linear feet of 1 5/8" bottom rail, re-secure existing mesh, adjust gates

Description	Line Total
1. Scope of Work - Furnish Materials and Install	
2. Limited Lifetime Warranty on materials with 1 year workmanship warranty	$4,385.00

Special Notes and Conditions

1. MyFenceCo to furnish and install all materials listed above.
2. Soil from post holes will be spread on site along fence line.
3. Permit Fee (if needed) will be $100 additional to quoted price
4. 3.25% processing fee will be added if paid with Credit Card

Total $ 4,385.00

Please confirm your acceptance of this quote by signing this document

Signature	Print Name	Date

Thank you for your business!

Should you have any inquiries concerning this quote, please contact Mo Zaban on 863-288-0548

PO BOX 2307, Lakeland, FL, 33806

Tel: 863-288-0898 Fax: 866-797-5915 E-mail: customerservice@myfenceco.com Web: www.myfenceco.com

SECTION D

SECTION 1

Towne Park
Community Development District

Summary of Check Register

July 19, 2026 to August 22, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	7/22/26	1303-1310	$ 25,405.92
	7/30/26	1311-1314	$ 3,084.08
	8/5/26	1315-1317	$ 34,234.00
	8/12/26	1318-1323	$ 14,840.22
	8/19/26	1324-1329	$ 12,499.82
			$ 90,064.04
General Fund - Autopay			
	8/10/26	80090-80097	$ 2,883.08
			$ 2,883.08
Payroll			
	Supervisors - August 2026		
	Gregory M. Jones	50077	$ 184.70
	Roger D Runyon	50078	$ 184.70
	Zabrina L Sides	50079	$ 184.70
	Thomas D Zimmerman	50080	$ 184.70
	Jennifer Tidwell	50081	$ 184.70
		Supervisor Total	$ 923.50
		Total Amount	**$ 93,870.62**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/26	00085	7/08/26	28659	202607	330-53800-47500		*	2,224.25		
					RPLC CDVI ACCESS CONTROL					
						CURRENT DEMANDS ELECTRICAL &			2,224.25	001303
7/22/26	00077	7/07/26	83174	202607	330-53800-47000		*	150.00		
					EVENT CLEANUP 07/07					
		7/13/26	13668	202607	330-53800-47000		*	35.80		
					CLEANING SUPPLIES JUL26					
		7/20/26	83213	202607	300-15500-10000		*	1,230.00		
					CLEANING SERVICE AUG26					
						E&A SUPPLY CO			1,415.80	001304
7/22/26	00040	7/01/26	233	202607	320-53800-12000		*	1,892.67		
					FIELD MANAGEMENT					
		7/01/26	233	202607	330-57200-11000		*	13.39		
					CURRENT DEMANDS					
		7/01/26	234	202607	310-51300-34000		*	4,156.83		
					MANAGEMENT FEES					
		7/01/26	234	202607	310-51300-35200		*	108.17		
					WEBSITE ADMINISTRATION					
		7/01/26	234	202607	310-51300-35100		*	162.25		
					INFORMATION TECHNOLOGY					
		7/01/26	234	202607	310-51300-31300		*	901.25		
					DISSEMINATION AGENT SVC					
		7/01/26	234	202607	330-57200-11000		*	811.17		
					AMENITY ACCESS					
		7/01/26	234	202607	310-51300-51000		*	1.35		
					OFFICE SUPPLIES					
		7/01/26	234	202607	310-51300-42000		*	116.32		
					POSTAGE					
						GOVERNMENTAL MANAGEMENT SERVICES-CF			8,163.40	001305
7/22/26	00068	7/16/26	15476	202606	310-51300-31500		*	2,730.04		
					GENERAL COUNSEL JUN26					
						KILINSKI VAN WYK PLLC			2,730.04	001306
7/22/26	00082	7/01/26	25081	202607	320-53800-46200		*	500.00		
					FUEL CHARGE 2% JUL26					
		7/15/26	25197	202607	320-53800-47300		*	1,624.45		
					RPLC 5HP DELUX CONTROL BX					
						PRINCE & SONS INC.			2,124.45	001307
7/22/26	00071	7/08/26	AV32717	202607	330-53800-47500		*	175.00		
					RPLC LADDER STEP & BOLTS					
						MCDONNELL CORPORATION DBA			175.00	001308

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/22/26	00087	7/09/26	12629124	202607	330-53800-34500		*	807.60		
			SECURITY SERVICE JUL26							
		7/16/26	12631291	202607	330-53800-34500		*	969.12		
			SECURITY SERVICE JUL26							
						SECURITAS SECURITY SERVICES USA INC			1,776.72	001309
7/22/26	00046	7/22/26	07222026	202607	300-20700-10000		*	436.82		
			ASSESS TRNSFR S2016 2A							
		7/22/26	07222026	202607	300-20700-10000		*	512.59		
			ASSESS TRNSFR S2018 2B							
		7/22/26	07222026	202607	300-20700-10000		*	2,065.30		
			ASSESS TRNSFR S2018 3A							
		7/22/26	07222026	202607	300-20700-10000		*	1,321.15		
			ASSESS TRNSFR S2019 3B							
		7/22/26	07222026	202607	300-20700-10000		*	887.17		
			ASSESS TRNSFR S2019 3C							
		7/22/26	07222026	202607	300-20700-10000		*	1,573.23		
			ASSESS TRNSFR S2020 3D							
						TOWNE PARK CDD CO US BANK			6,796.26	001310
7/30/26	00077	7/18/26	83262	202607	330-53800-47000		*	150.00		
			EVENT CLEANUP 07/18							
						E&A SUPPLY CO			150.00	001311
7/30/26	00105	7/22/26	83509	202607	330-53800-48501		*	413.00		
			2 CHAISE LOUNGE REPAIRS							
						FLORIDA PATIO FURNITURE INC.			413.00	001312
7/30/26	00082	7/20/26	25239	202607	320-53800-46300		*	1,875.00		
			750 FLOWERS							
						PRINCE & SONS INC.			1,875.00	001313
7/30/26	00087	7/23/26	12640298	202607	330-53800-34500		*	646.08		
			SECURITY SERVICE JUL26							
						SECURITAS SECURITY SERVICES USA INC			646.08	001314
8/05/26	00107	7/31/26	22323	202607	320-53800-46400		*	5,500.00		
			POND MAINTENANCE JUL26							
						AQUATIC WEED MANAGEMENT, INC.			5,500.00	001315
8/05/26	00082	8/01/26	25530	202608	320-53800-46200		*	25,034.00		
			LANDSCAPE MAINT AUG26							
						PRINCE & SONS INC.			25,034.00	001316
8/05/26	00071	8/01/26	AV32969	202608	330-53800-48000		*	3,700.00		
			POOL MAINTENANCE AUG26							
						MCDONNELL CORPORATION DBA			3,700.00	001317

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00077	8/07/26	83295	202608	330-53800-47000		*	300.00		
			EVENT CLEANUP 08/01;08/04							
						E&A SUPPLY CO			300.00	001318
8/12/26	00115	6/30/26	77	202605	330-53800-47500		*	318.50		
			PRESSURE WASH SHADED AREA							
		6/30/26	78	202606	330-53800-47500		*	310.62		
			OUTSIDE WALL PAINT CORREC							
		6/30/26	79	202606	330-53800-47500		*	220.00		
			PLAYGROUND CANOPY							
		6/30/26	80	202606	320-53800-47500		*	222.22		
			REPAIR STORMWATER STRUCTU							
						GOVERNMENTAL MANAGEMENT SVC TAMPA			1,071.34	001319
8/12/26	00125	8/06/26	326705	202608	330-53800-47500		*	100.00		
			HVAC MAINTENANCE AUG26							
		8/11/26	327722	202608	330-53800-47500		*	174.00		
			DUAL CAPACITOR REPAIR							
						MILLER'S CENTRAL AIR, INC			274.00	001320
8/12/26	00082	8/07/26	25756	202608	320-53800-46200		*	70.00		
			TURF WEED TREATMENT							
						PRINCE & SONS INC.			70.00	001321
8/12/26	00076	8/05/26	RES 21-1	202607	310-51300-31100		*	1,003.00		
			ENGINEERING SVC JUL26							
						RAYL ENGINEERING & SURVEYING LLC			1,003.00	001322
8/12/26	00037	7/24/26	8270993	202607	310-51300-32300		*	1,023.63		
			FY26 TRUSTEE FEE S16							
		7/24/26	8270993	202607	300-15500-10000		*	3,070.87		
			FY27 TRUSTEE FEE S16							
		7/24/26	8272919	202607	310-51300-32300		*	2,006.85		
			FY26 TRUSTEE FEE S18 3A2B							
		7/24/26	8272919	202607	300-15500-10000		*	6,020.53		
			FY27 TRUSTEE FEE S18 3A2B							
						US BANK			12,121.88	001323
8/19/26	00095	8/13/26	1310	202608	330-53800-48200		*	120.00		
			PEST CONTROL MEDUL AUG26							
		8/13/26	1311	202608	330-53800-48200		*	120.00		
			PEST CONTROL WHITE AUG26							
						ALL AMERICAN LAWN & TREE			240.00	001324
8/19/26	00085	8/13/26	118665-1	202608	330-53800-47500		*	211.25		
			DOOR LOCK MAINT & REPAIRS							
						CURRENT DEMANDS ELECTRICAL &			211.25	001325

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/19/26	00077	8/10/26	13711	202608	330-53800-47000		*	212.23		
			CLEANING SUPPLIES AUG26							
						E&A SUPPLY CO			212.23	001326
8/19/26	00040	8/01/26	235	202608	320-53800-12000		*	1,892.67		
			FIELD MANAGEMENT							
		8/01/26	236	202608	310-51300-34000		*	4,156.83		
			MANAGEMENT FEES							
		8/01/26	236	202608	310-51300-35200		*	108.17		
			WEBSITE ADMINISTRATION							
		8/01/26	236	202608	310-51300-35100		*	162.25		
			INFORMATION TECHNOLOGY							
		8/01/26	236	202608	310-51300-31300		*	901.25		
			DISSEMINATION AGENT SVC							
		8/01/26	236	202608	330-57200-11000		*	811.17		
			AMENITY ACCESS							
		8/01/26	236	202608	310-51300-51000		*	.84		
			OFFICE SUPPLIES							
		8/01/26	236	202608	310-51300-42000		*	20.72		
			POSTAGE							
		8/01/26	236	202608	310-51300-42500		*	5.10		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			8,059.00	001327
8/19/26	00071	8/11/26	33256	202608	330-53800-47500		*	285.00		
			POOL RULES SIGN INSTALL							
						MCDONNELL CORPORATION DBA			285.00	001328
8/19/26	00087	6/30/26	12617369	202606	330-53800-34500		*	2,523.22		
			SECURITY SERVICE JUN26							
		8/06/26	12657761	202608	330-53800-34500		*	969.12		
			SECURITY SERVICE AUG26							
						SECURITAS SECURITY SERVICES USA INC			3,492.34	001329
						TOTAL FOR BANK A		90,064.04		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/26	00025	8/02/26	1307-07.	202607	330-57200-43000	3334 MEDULLA AE JUL26	*	907.04		
		8/02/26	1307-07.	202607	330-57200-43210	3334 MEDULLA AW JUL26	*	588.30		
						LAKELAND ELECTRIC			1,495.34	080090
8/10/26	00025	8/02/26	8145-07.	202607	330-57200-43000	3883 WHITE IBIS AE JUL26	*	916.84		
		8/02/26	8145-07.	202607	330-57200-43210	3883 WHITE IBIS AW JUL26	*	232.40		
						LAKELAND ELECTRIC			1,149.24	080091
8/10/26	00025	8/03/26	0197-07.	202607	320-53800-43300	3334 MEDULLA EP JUL26	*	19.46		
						LAKELAND ELECTRIC			19.46	080092
8/10/26	00025	8/03/26	3606-07.	202607	320-53800-43300	3896 WHITE IBIS EP JUL26	*	23.04		
						LAKELAND ELECTRIC			23.04	080093
8/10/26	00025	8/03/26	3648-07.	202607	320-53800-43300	4048 W PIPKIN E JUL26	*	25.82		
						LAKELAND ELECTRIC			25.82	080094
8/10/26	00025	8/03/26	5224-07.	202607	320-53800-43200	5107 WHITE EGRET IR JUL26	*	31.00		
						LAKELAND ELECTRIC			31.00	080095
8/10/26	00025	8/03/26	5225-07.	202607	320-53800-43200	3606 PEREGRINE IR JUL26	*	29.18		
						LAKELAND ELECTRIC			29.18	080096
8/10/26	00119	8/08/26	7773-08.	202608	330-53800-41000	3334 MEDULLA AUG26	*	110.00		
						SPECTRUM BUSINESS			110.00	080097

TOTAL FOR BANK Z 2,883.08

TOTAL FOR REGISTER 92,947.12

SECTION 2

Towne Park

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Towne Park

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 232,594	$ -	$ -	$ -	$ 232,594
Capital Reserve Account	$ -	$ -	$ -	$ 284,200	$ 284,200
State Board Administration	$ 574,121	$ -	$ -	$ -	$ 574,121
Investments:					
Series 2016 - 2A					
Reserve	$ -	$ 110,475	$ -	$ -	$ 110,475
Revenue	$ -	$ 127,624	$ -	$ -	$ 127,624
Prepayment	$ -	$ 680	$ -	$ -	$ 680
Series 2018 - 2B					
Reserve	$ -	$ 60,400	$ -	$ -	$ 60,400
Revenue	$ -	$ 141,353	$ -	$ -	$ 141,353
Prepayment	$ -	$ 158	$ -	$ -	$ 158
General	$ -	$ 0	$ -	$ -	$ 0
Series 2018 - 3A					
Reserve	$ -	$ 256,541	$ -	$ -	$ 256,541
Revenue	$ -	$ 388,101	$ -	$ -	$ 388,101
Prepayment	$ -	$ 158	$ -	$ -	$ 158
Series 2019 - 3B					
Reserve	$ -	$ 167,922	$ -	$ -	$ 167,922
Revenue	$ -	$ 216,684	$ -	$ -	$ 216,684
Series 2019 - 3C					
Reserve	$ -	$ 112,688	$ -	$ -	$ 112,688
Revenue	$ -	$ 124,994	$ -	$ -	$ 124,994
Prepayment	$ -	$ 146	$ -	$ -	$ 146
Series 2020 - 3D					
Reserve	$ -	$ 200,003	$ -	$ -	$ 200,003
Revenue	$ -	$ 175,017	$ -	$ -	$ 175,017
Construction	$ -	$ -	$ 16,998	$ -	$ 16,998
Deposits	$ 4,500	$ -	$ -	$ -	$ 4,500
Due from General Fund	$ -	$ 29	$ -	$ -	$ 29
Prepaid Expenses	$ 12,539	$ -	$ -	$ -	$ 12,539
Total Assets	**$ 823,754**	**$ 2,082,973**	**$ 16,998**	**$ 284,200**	**$ 3,207,925**
Liabilities:					
Accounts Payable	$ 24,993	$ -	$ -	$ -	$ 24,993
Due to Debt Service	$ 29	$ -	$ -	$ -	$ 29
Total Liabilites	**$ 25,021**	**$ -**	**$ -**	**$ -**	**$ 25,021**
Fund Balance:					
Nonspendable:					
Deposits	$ 4,500	$ -	$ -	$ -	$ 4,500
Prepaid Items	$ 12,539	$ -	$ -	$ -	$ 12,539
Restricted for:					
Debt Service - Series 2016 - 2A	$ -	$ 238,781	$ -	$ -	$ 238,781
Debt Service - Series 2018 - 2B	$ -	$ 201,913	$ -	$ -	$ 201,913
Debt Service - Series 2018 - 3A	$ -	$ 644,808	$ -	$ -	$ 644,808
Debt Service - Series 2019 - 3B	$ -	$ 384,612	$ -	$ -	$ 384,612
Debt Service - Series 2019 - 3C	$ -	$ 237,831	$ -	$ -	$ 237,831
Debt Service - Series 2020 - 3D	$ -	$ 375,027	$ -	$ -	$ 375,027
Capital Projects	$ -	$ -	$ 16,998	$ -	$ 16,998
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 284,200	$ 284,200
Unassigned	$ 781,694	$ -	$ -	$ -	$ 781,694
Total Fund Balances	**$ 798,732**	**$ 2,082,973**	**$ 16,998**	**$ 284,200**	**$ 3,182,903**
Total Liabilities & Fund Balance	$ 823,754	$ 2,082,973	$ 16,998	$ 284,200	$ 3,207,925

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,024,144	$ 1,024,144	$ 1,027,756	$ 3,613
Interest	$ 4,000	$ 4,000	$ 24,528	$ 20,528
Other Income	$ 4,000	$ 4,000	$ 13,237	$ 9,237
Total Revenues	**$ 1,032,144**	**$ 1,032,144**	**$ 1,065,522**	**$ 33,378**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 7,600	$ 2,400
Employee FICA Expense	$ 918	$ 765	$ 581	$ 184
Engineering Fees	$ 30,000	$ 25,000	$ 10,209	$ 14,791
Attorney	$ 40,000	$ 33,333	$ 26,334	$ 6,999
Annual Audit	$ 4,200	$ 4,200	$ 4,100	$ 100
Assessment Roll Services	$ 10,300	$ 10,300	$ 10,300	$ -
Reamortization Schedules	$ 625	$ -	$ -	$ -
Dissemination	$ 10,815	$ 9,013	$ 9,013	$ -
Trustee Fees	$ 26,254	$ 26,254	$ 24,215	$ 2,039
Management Fees	$ 49,882	$ 41,568	$ 41,568	$ (0)
Information Technology	$ 1,947	$ 1,622	$ 1,623	$ (0)
Website Maintenance	$ 1,298	$ 1,082	$ 1,082	$ (0)
Postage & Delivery	$ 1,300	$ 1,083	$ 1,179	$ (95)
Insurance	$ 8,691	$ 8,691	$ 7,454	$ 1,237
Copies	$ 250	$ 208	$ 139	$ 70
Legal Advertising	$ 3,500	$ 2,917	$ 2,122	$ 794
Other Current Charges	$ 600	$ 500	$ 396	$ 104
Office Supplies	$ 200	$ 167	$ 10	$ 157
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 202,955**	**$ 176,878**	**$ 148,099**	**$ 28,779**

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 39,822	$ 39,822	$ 27,384	$ 12,438
Field Management	$ 22,712	$ 18,926	$ 18,927	$ (0)
Landscape Maintenance	$ 271,575	$ 226,312	$ 232,898	$ (6,586)
Landscape Enhancements/Replacement	$ 55,000	$ 45,833	$ 43,711	$ 2,122
Pond Maintenance	$ 66,000	$ 55,000	$ 55,000	$ -
Electric	$ 2,527	$ 2,106	$ 964	$ 1,142
Water & Sewer	$ 814	$ 678	$ 807	$ (129)
Irrigation Repairs	$ 12,500	$ 12,500	$ 16,145	$ (3,645)
General Repairs & Maintenance	$ 20,000	$ 16,667	$ 10,063	$ 6,604
Contingency	$ 17,500	$ 17,500	$ 20,072	$ (2,572)
Subtotal Field Expenditures	**$ 508,449**	**$ 435,345**	**$ 425,970**	**$ 9,375**
Amenity Expenditures				
Electric	$ 26,400	$ 22,000	$ 16,808	$ 5,192
Water	$ 10,000	$ 10,000	$ 10,257	$ (257)
Internet & Phone	$ 3,680	$ 3,067	$ 2,221	$ 846
Playground & Equipment Lease	$ 7,575	$ 6,313	$ 2,507	$ 3,806
Pool Service Contract	$ 45,114	$ 37,595	$ 39,310	$ (1,715)
Pool Furniture Repair & Replacement	$ 6,000	$ 5,000	$ 413	$ 4,587
Janitorial Services	$ 22,500	$ 18,750	$ 15,425	$ 3,325
Security Services	$ 53,025	$ 44,188	$ 28,697	$ 15,490
Pest Control	$ 3,570	$ 2,975	$ 2,920	$ 55
Amenity Access Management	$ 9,734	$ 8,111	$ 8,284	$ (172)
Amenity Repair & Maintenance	$ 30,000	$ 25,000	$ 10,167	$ 14,833
Dolostone Parking Improvements	$ 15,000	$ 15,000	$ 8,800	$ 6,200
Contingency	$ 20,000	$ 16,667	$ 3,835	$ 12,832
Subtotal Amenity Expenditures	**$ 252,598**	**$ 214,665**	**$ 149,643**	**$ 65,022**
Total Operations & Maintenance	**$ 761,047**	**$ 650,009**	**$ 575,613**	**$ 74,397**
Total Expenditures	**$ 964,001**	**$ 826,887**	**$ 723,712**	**$ 103,175**
Excess (Deficiency) of Revenues over Expenditures	$ 68,142		$ 341,809	
Other Financing Sources/(Uses):				
Transfer In/(Out) - Capital Reserve	$ (68,142)	$ (68,142)	$ (68,142)	$ -
Total Other Financing Sources/(Uses)	**$ (68,142)**	**$ (68,142)**	**$ (68,142)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 273,667**	
Fund Balance - Beginning	$ -		$ 525,065	
Fund Balance - Ending	$ -		$ 798,732	

Towne Park

Community Development District

Debt Service Fund Series 2016 - 2A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 111,715	$ 111,715	$ 111,434	$ (280)
Interest	$ 4,404	$ 4,404	$ 7,048	$ 2,644
Total Revenues	**$ 116,118**	**$ 116,118**	**$ 118,482**	**$ 2,364**
Expenditures:				
Interest - 11/1	$ 37,694	$ 37,694	$ 37,694	$ -
Principal - 11/1	$ 35,000	$ 35,000	$ 35,000	$ -
Interest - 5/1	$ 36,819	$ 36,819	$ 36,819	$ -
Total Expenditures	**$ 109,513**	**$ 109,513**	**$ 109,513**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,606		$ 8,969	
Fund Balance - Beginning	$ 117,771		$ 229,812	
Fund Balance - Ending	$ 124,377		$ 238,781	

Towne Park

Community Development District

Debt Service Fund Series 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget		Prorated Budget Thru 07/31/26		Actual Thru 07/31/26		Variance	
Revenues:								
Assessments - Tax Roll	$	130,304	$	130,304	$	130,763	$	459
Interest	$	3,543	$	3,543	$	6,113	$	2,570
Total Revenues	**$**	**133,847**	**$**	**133,847**	**$**	**136,876**	**$**	**3,030**
Expenditures:								
Interest - 11/1	$	43,147	$	43,147	$	43,147	$	-
Principal - 5/1	$	35,000	$	35,000	$	35,000	$	-
Interest - 5/1	$	43,147	$	43,147	$	43,147	$	-
Total Expenditures	**$**	**121,294**	**$**	**121,294**	**$**	**121,294**	**$**	**-**
Excess (Deficiency) of Revenues over Expenditures	$	12,553			$	15,583		
Fund Balance - Beginning	$	125,174			$	186,330		
Fund Balance - Ending	$	137,727			$	201,913		

Towne Park

Community Development District

Debt Service Fund Series 2018 - 3A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget		Prorated Budget Thru 07/31/26		Actual Thru 07/31/26		Variance	
Revenues:								
Assessments - Tax Roll	$	525,011	$	525,011	$	526,862	$	1,851
Interest	$	12,161	$	12,161	$	20,331	$	8,170
Total Revenues	**$**	**537,172**	**$**	**537,172**	**$**	**547,193**	**$**	**10,021**
Expenditures:								
Interest - 11/1	$	185,200	$	185,200	$	185,200	$	-
Principal - 5/1	$	185,200	$	145,000	$	145,000	$	-
Interest - 5/1	$	145,000	$	185,200	$	185,200	$	-
Total Expenditures	**$**	**515,400**	**$**	**515,400**	**$**	**515,400**	**$**	**-**
Excess (Deficiency) of Revenues over Expenditures	$	21,772			$	31,793		
Fund Balance - Beginning	$	353,930			$	613,015		
Fund Balance - Ending	$	375,702			$	644,808		

Towne Park

Community Development District

Debt Service Fund Series 2019 - 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget		Prorated Budget Thru 07/31/26		Actual Thru 07/31/26		Variance	
Revenues:								
Assessments - Tax Roll	$	335,844	$	335,844	$	337,028	$	1,184
Interest	$	7,663	$	7,663	$	12,523	$	4,860
Total Revenues	**$**	**343,507**	**$**	**343,507**	**$**	**349,551**	**$**	**6,044**
Expenditures:								
Interest - 11/1	$	111,372	$	111,372	$	111,372	$	-
Principal - 5/1	$	111,372	$	115,000	$	115,000	$	-
Interest - 5/1	$	115,000	$	111,372	$	111,372	$	-
Total Expenditures	**$**	**337,744**	**$**	**337,744**	**$**	**337,744**	**$**	**-**
Excess (Deficiency) of Revenues over Expenditures	$	5,763			$	11,807		
Fund Balance - Beginning	$	203,398			$	372,805		
Fund Balance - Ending	$	209,161			$	384,612		

Towne Park

Community Development District

Debt Service Fund Series 2019 - 3C

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 225,524	$ 225,524	$ 226,320	$ 795
Interest	$ 4,723	$ 4,723	$ 7,776	$ 3,053
Total Revenues	**$ 230,248**	**$ 230,248**	**$ 234,096**	**$ 3,848**
Expenditures:				
Interest - 11/1	$ 74,425	$ 74,425	$ 74,425	$ -
Principal - 5/1	$ 74,425	$ 75,000	$ 75,000	$ -
Interest - 5/1	$ 75,000	$ 74,425	$ 74,425	$ -
Total Expenditures	**$ 223,850**	**$ 223,850**	**$ 223,850**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,398		$ 10,246	
Fund Balance - Beginning	$ 113,955		$ 227,585	
Fund Balance - Ending	$ 120,352		$ 237,831	

Towne Park

Community Development District

Debt Service Fund Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 399,925	$ 399,925	$ 401,335	$ 1,410
Interest	$ 7,857	$ 7,857	$ 12,795	$ 4,939
Total Revenues	**$ 407,782**	**$ 407,782**	**$ 414,131**	**$ 6,349**
Expenditures:				
Interest - 11/1	$ 122,559	$ 122,559	$ 122,559	$ -
Principal - 5/1	$ 122,559	$ 155,000	$ 155,000	$ -
Interest - 5/1	$ 155,000	$ 122,559	$ 122,559	$ -
Total Expenditures	**$ 400,119**	**$ 400,119**	**$ 400,119**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,663		$ 14,012	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (5,687)	$ (5,687)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (5,687)	$ (5,687)
Net Change in Fund Balance	**$ 7,663**		**$ 8,325**	
Fund Balance - Beginning	$ 165,339		$ 366,702	
Fund Balance - Ending	$ 173,002		$ 375,027	

Towne Park

Community Development District

Capital Projects Fund Series 2020 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 387	$ 387
Total Revenues	**$ -**	**$ -**	**$ 387**	**$ 387**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 387**	**$ 387**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 5,687	$ 5,687
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 5,687**	**$ 5,687**
Net Change in Fund Balance	**$ -**		**$ 6,074**	**$ -**
Fund Balance - Beginning	$ -		$ 10,924	$ -
Fund Balance - Ending	$ -		$ 16,998	$ -

Towne Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	$ 866	$ 866	$ 6,045	$ -
Total Revenues	**$ 866**	**$ 866**	**$ 6,045**	**$ -**
Expenditures:				
Miscellaneous Expense	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 866		$ 6,045	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 68,142	$ 68,142	$ 68,142	$ -
Total Other Financing Sources/(Uses)	$ 68,142	$ 68,142	$ 68,142	$ -
Net Change in Fund Balance	**$ 69,008**		**$ 74,187**	
Fund Balance - Beginning	$ 198,338		$ 210,013	
Fund Balance - Ending	$ 267,345		$ 284,200	

Towne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 32,915	$ 949,626	$ 12,056	$ 7,235	$ 4,597	$ 10,863	$ 2,448	$ 8,000	$ 17	$ -	$ -	$ 1,027,756
Interest	$ 1,225	$ 931	$ 931	$ 2,915	$ 3,248	$ 3,442	$ 3,227	$ 3,233	$ 2,757	$ 2,621	$ -	$ -	$ 24,528
Other Income	$ 560	$ 9,057	$ 250	$ 500	$ -	$ 340	$ 580	$ 560	$ 740	$ 650	$ -	$ -	$ 13,237
Total Revenues	**$ 1,785**	**$ 42,903**	**$ 950,807**	**$ 15,470**	**$ 10,483**	**$ 8,379**	**$ 14,670**	**$ 6,240**	**$ 11,497**	**$ 3,288**	**$ -**	**$ -**	**$ 1,065,522**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 2,000	$ 1,000	$ 1,000	$ -	$ 800	$ 800	$ 1,000	$ -	$ 1,000	$ -	$ -	$ -	$ 7,600
Employee FICA Expense	$ 153	$ 77	$ 77	$ -	$ 61	$ 61	$ 77	$ -	$ 77	$ -	$ -	$ -	$ 581
Engineering Fees	$ 1,541	$ 2,469	$ 1,559	$ 328	$ 1,992	$ 158	$ 645	$ 178	$ 338	$ 1,003	$ -	$ -	$ 10,209
Attorney	$ 4,924	$ 2,821	$ 5,482	$ 2,458	$ 2,039	$ 2,709	$ 2,542	$ 630	$ 2,730	$ -	$ -	$ -	$ 26,334
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,100	$ -	$ -	$ -	$ 4,100
Assessment Roll Services	$ 10,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,300
Reamortization Schedules	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 901	$ 901	$ 901	$ 901	$ 901	$ 901	$ 901	$ 901	$ 901	$ 901	$ -	$ -	$ 9,013
Trustee Fees	$ 14,533	$ -	$ -	$ -	$ 6,652	$ -	$ -	$ -	$ -	$ 3,030	$ -	$ -	$ 24,215
Management Fees	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ 4,157	$ -	$ -	$ 41,568
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ 1,082
Postage & Delivery	$ 57	$ 28	$ 10	$ 481	$ 21	$ 11	$ 16	$ 52	$ 385	$ 116	$ -	$ -	$ 1,179
Insurance	$ 7,454	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,454
Copies	$ 28	$ 2	$ 28	$ 5	$ -	$ 4	$ 54	$ 14	$ 3	$ -	$ -	$ -	$ 139
Legal Advertising	$ 1,221	$ -	$ -	$ -	$ -	$ -	$ 670	$ 232	$ -	$ -	$ -	$ -	$ 2,122
Other Current Charges	$ 17	$ -	$ 37	$ 55	$ 42	$ 43	$ 46	$ 45	$ 43	$ 68	$ -	$ -	$ 396
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 0	$ 1	$ 2	$ 1	$ 1	$ -	$ -	$ 10
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 47,733**	**$ 11,726**	**$ 13,521**	**$ 8,657**	**$ 16,936**	**$ 9,115**	**$ 10,379**	**$ 6,481**	**$ 14,004**	**$ 9,548**	**$ -**	**$ -**	**$ 148,099**

Towne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 27,384	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,384
Field Management	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ 1,893	$ -	$ -	$ 18,927
Landscape Maintenance	$ 19,053	$ 19,053	$ 19,053	$ 25,034	$ 25,034	$ 25,034	$ 25,034	$ 25,034	$ 25,034	$ 25,534	$ -	$ -	$ 232,898
Landscape Enhancements/Replacement	$ 3,506	$ -	$ -	$ -	$ 1,875	$ -	$ -	$ 31,615	$ 4,840	$ 1,875	$ -	$ -	$ 43,711
Pond Maintenance	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ -	$ -	$ 55,000
Electric	$ (529)	$ 258	$ 231	$ 70	$ 66	$ 154	$ 157	$ 276	$ 213	$ 68	$ -	$ -	$ 964
Water & Sewer	$ 176	$ 85	$ 92	$ 98	$ 55	$ 60	$ 61	$ 60	$ 61	$ 60	$ -	$ -	$ 807
Irrigation Repairs	$ 6,215	$ 5,459	$ 475	$ 63	$ 500	$ 845	$ 888	$ 74	$ -	$ 1,624	$ -	$ -	$ 16,145
General Repairs & Maintenance	$ 2,945	$ 4,295	$ -	$ -	$ 1,183	$ 55	$ 330	$ 1,034	$ 222	$ -	$ -	$ -	$ 10,063
Contingency	$ 87	$ 3,431	$ 1,279	$ 6	$ -	$ 15,044	$ -	$ -	$ 225	$ -	$ -	$ -	$ 20,072
Subtotal Field Expenditures	**$ 66,231**	**$ 39,974**	**$ 28,522**	**$ 32,664**	**$ 36,105**	**$ 48,584**	**$ 33,863**	**$ 65,485**	**$ 37,988**	**$ 36,555**	**$ -**	**$ -**	**$ 425,970**
Amenity Expenditures													
Electric	$ 2,296	$ 1,494	$ 1,560	$ 1,488	$ 1,364	$ 1,691	$ 1,610	$ 1,752	$ 1,728	$ 1,824	$ -	$ -	$ 16,808
Water	$ 2,210	$ 785	$ 679	$ 730	$ 692	$ 1,262	$ 839	$ 988	$ 1,253	$ 821	$ -	$ -	$ 10,257
Internet & Phone	$ 220	$ 220	$ 220	$ 220	$ 220	$ 225	$ 225	$ 225	$ 225	$ 220	$ -	$ -	$ 2,221
Playground & Equipment Lease	$ 279	$ 279	$ 279	$ 279	$ 279	$ 279	$ 279	$ 279	$ 279	$ -	$ -	$ -	$ 2,507
Pool Service Contract	$ 3,700	$ 3,700	$ 5,400	$ 3,700	$ 3,700	$ 3,700	$ 3,700	$ 4,260	$ 3,750	$ 3,700	$ -	$ -	$ 39,310
Pool Furniture Repair & Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 413	$ -	$ -	$ 413
Janitorial Services	$ 1,281	$ 1,350	$ 1,480	$ 1,680	$ 1,230	$ 1,358	$ 1,745	$ 1,582	$ 2,154	$ 1,566	$ -	$ -	$ 15,425
Security Services	$ 2,665	$ 3,320	$ 2,523	$ 2,728	$ 2,552	$ 4,108	$ 2,308	$ 3,546	$ 2,523	$ 2,423	$ -	$ -	$ 28,697
Pest Control	$ 370	$ 240	$ 240	$ 370	$ 240	$ 240	$ 370	$ 240	$ 240	$ 370	$ -	$ -	$ 2,920
Amenity Access Management	$ 811	$ 816	$ 811	$ 811	$ 811	$ 811	$ 811	$ 811	$ 965	$ 825	$ -	$ -	$ 8,284
Amenity Repair & Maintenance	$ 330	$ -	$ 1,123	$ 1,640	$ 1,395	$ 95	$ 1,854	$ 504	$ 828	$ 2,399	$ -	$ -	$ 10,167
Dolostone Parking Improvements	$ 4,400	$ -	$ 4,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,800
Contingency	$ 3,310	$ -	$ -	$ -	$ -	$ -	$ 280	$ 175	$ 70	$ -	$ -	$ -	$ 3,835
Subtotal Amenity Expenditures	**$ 21,872**	**$ 12,204**	**$ 18,715**	**$ 13,645**	**$ 12,483**	**$ 13,769**	**$ 14,020**	**$ 14,361**	**$ 14,014**	**$ 14,560**	**$ -**	**$ -**	**$ 149,643**
Total Operations & Maintenance	**$ 88,103**	**$ 52,178**	**$ 47,237**	**$ 46,308**	**$ 48,588**	**$ 62,353**	**$ 47,883**	**$ 79,847**	**$ 52,002**	**$ 51,115**	**$ -**	**$ -**	**$ 575,613**
Total Expenditures	**$ 135,835**	**$ 63,904**	**$ 60,759**	**$ 54,965**	**$ 65,524**	**$ 71,468**	**$ 58,262**	**$ 86,327**	**$ 66,006**	**$ 60,662**	**$ -**	**$ -**	**$ 723,712**
Excess (Deficiency) of Revenues over Expenditures	$ (134,050)	$ (21,001)	$ 890,049	$ (39,495)	$ (55,041)	$ (63,089)	$ (43,592)	$ (80,087)	$ (54,509)	$ (57,375)	$ -	$ -	$ 341,809
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (68,142)	$ -	$ -	$ -	$ (68,142)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (68,142)**	**$ -**	**$ -**	**$ -**	**$ (68,142)**
Net Change in Fund Balance	**$ (134,050)**	**$ (21,001)**	**$ 890,049**	**$ (39,495)**	**$ (55,041)**	**$ (63,089)**	**$ (43,592)**	**$ (80,087)**	**$ (122,651)**	**$ (57,375)**	**$ -**	**$ -**	**$ 273,667**

Towne Park CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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
						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%
11/10/25	10/20-10/21/25	$ 3,548.36	$ (158.46)	$ (67.80)	$ -	$ 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)	$ -	$ 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)	$ -	$ 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)	$ -	$ 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)	$ -	$ -	$ -	$ (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)	$ -	$ 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)	$ -	$ 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)	$ -	$ 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)	$ -	$ 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	$ -	$ -	$ -	$ 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)	$ -	$ 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	02/1-02/28/26	$ 12,604.96	$ -	$ (252.10)	$ -	$ 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	$ -	$ (594.57)	$ -	$ 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	$ -	$ -	$ -	$ 19.70	$ 19.70	$ 7.33	$ 0.80	$ 0.94	$ 3.76	$ 2.40	$ 1.61	$ 2.86	$ 19.70
04/30/26	02/01-03/31/26	$ -	$ -	$ -	$ 33.71	$ 33.71	$ 12.55	$ 1.36	$ 1.60	$ 6.43	$ 4.11	$ 2.76	$ 4.90	$ 33.71
05/13/26	04/01-04/30/26	$ 6,711.57	$ -	$ (134.23)	$ -	$ 6,577.34	$ 2,447.91	$ 265.42	$ 311.45	$ 1,254.88	$ 802.73	$ 539.05	$ 955.90	$ 6,577.34
06/15/26	05/01/05/31/26	$ 10,887.52	$ -	$ (217.75)	$ -	$ 10,669.77	$ 3,971.00	$ 430.56	$ 505.24	$ 2,035.67	$ 1,302.20	$ 874.44	$ 1,550.66	$ 10,669.77
06/24/26	06/01-06/01/26	$ 11,045.98	$ -	$ (220.92)		$ 10,825.06	$ 4,028.80	$ 436.82	$ 512.59	$ 2,065.30	$ 1,321.15	$ 887.17	$ 1,573.23	$ 10,825.06
07/31/26	04/01-06/30/26	$ -	$ -	$ -	$ 45.92	$ 45.92	$ 17.09	$ 1.86	$ 2.18	$ 8.76	$ 5.60	$ 3.76	$ 6.67	$ 45.92
	TOTAL	**$ 2,932,056.80**	**$ (118,701.30)**	**$ (56,858.90)**	**$ 5,001.99**	**$ 2,761,498.59**	**$ 1,027,756.32**	**$ 111,434.15**	**$ 130,763.08**	**$ 526,862.25**	**$ 337,027.75**	**$ 226,319.55**	**$ 401,335.49**	**$ 2,761,498.59**

100%	**Net Percent Collected**
0	**Balance Remaining to Collect**