

***Towne Park
Community Development District***

Agenda

October 6, 2026

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 29, 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, October 6, 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/89815141241>

Meeting ID: 898 1514 1241

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 September 1, 2026, Board of Supervisors Meeting
4. Review of Southwest Florida Water Management District (SWFWMD) Compliance Matter
 - A. Correspondence and Dolostone Exhibit from SWFWMD
 - B. District Engineer's Preliminary Inspection, Findings and Recommendation
5. Review of Correspondence and Status of Encroachment at 5220 Wood Thrush Way
6. Review of Quartz Ct. and Pumice Dr. Drainage Swale and Easement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fiscal Year 2027 Contract Increases
 - a. All American Lawn & Tree Specialist
 - b. Aquatic Weed Management, Inc.
 - c. Resort Pool Services
 - ii. Consideration of Proposals for Holiday Decorations
 - a. Festive Glow
 - b. GMS CFL LLC
 - iii. Consideration of Proposals for Pool Deck Ceiling Repair
 - iv. Consideration of Proposal for Fall Flower Change
 - v. Consideration of Proposal for Paver Repair
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Supervisors Requests
9. Adjournment

MINUTES

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

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

Present and constituting a quorum:

Greg Jones
Jennifer Tidwell
Tom Zimmerman
Roger Runyon
Zabrina Sides *by Zoom*

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Patrick Collins
Alan Rayl
Allen Bailey

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Rayl Engineering
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. Five Board members were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. No public comments were offered.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 4, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 4, 2026, Board of Supervisor meeting. No revisions were requested.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the August 4, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Review of Parking and Towing Signs at
Amenity Centers**

Ms. Adams reviewed the parking and towing signs at the two amenity centers. The Riverstone sign displayed the overnight parking restriction of 10:00 p.m. to 6:00 a.m., while the Towne Park sign omitted those hours. The Board directed Mr. Bailey to replace the Towne Park sign to include the same hours.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had no additional items to report. The Board had no questions.

B. Engineer

i. Review of Erosion Repair Plan

Mr. Rayl reported approximately 13 erosion locations near Britton Beach, Woodrush, and Peregrine and recommended repairs using fill, stabilization matting, and pinned sod. He also recommended additional sand-cement riprap protection at the Medulla spillway. The preliminary repair estimate was approximately \$3,500 per location. Another erosion concern near 5203 White Egret was identified, and Mr. Rayl agreed to investigate the location and confirm whether it was CDD property

The Board unanimously approved erosion repairs in an amount not to exceed \$50,000 and authorized the Chair to approve the final proposal. Mr. Jones asked to participate in the contractor's site walk. Mr. Rayl also agreed to determine whether nearby homeowners needed door notices, mailed notices or email notification before contractors accessed easements between homes.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, the Erosion Repair Plan NTE \$50,000, was approved.

C. Field Manager's Report**i. Updated Proposals for Fence Repair**

- a. AJ Fence Inc.**
- b. My Fence Co.**
- c. Cortex Concrete**

Mr. Bailey reported on routine maintenance of the pools, restrooms, dog parks, landscaping, and ponds. He requested additional details regarding reported landscaping damage so Prince & Sons could investigate. In response to concerns about vegetation obstructing the walking paths near the creek and culvert, Mr. Bailey agreed to coordinate trimming with the landscaping contractor.

Mr. Bailey presented fence-repair proposals from AJ Fence Inc., My Fence Co., and Cortex Concrete. The proposed work included a bottom rail, fence ties, gate adjustments, and cleanup. The Board selected repair of the existing fence rather than replacement. The dog park was expected to close for approximately one day during the work.

On MOTION by Mr. Jones, seconded by Ms. Tidwell, with all in favor, Cortex Concrete Proposal for Fence Repairs, was approved.

D. District Manager's Report**i. Approval of the Check Register**

Ms. Adams presented the check register for July 19 through August 22, 2026, totaling \$93,872.62.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials. The Board reviewed the unaudited financials through July 31, 2026.

iii. Status Update of Fence at 5220 Wood Thrush Way

Staff provided an update regarding a fence encroachment near 5220 Thrush Way. A letter had been mailed to the homeowner on August 11, directing the fence to be removed from District

property or the District easement by September 25, 2026. The District had not received a response, and the fence remained in place. Since the fence restricted access to needed repairs, the Board agreed to wait until the deadline passed and then consult Mr. Collins regarding the next steps if the homeowner did not comply.

Mr. Rayl reported drainage concerns involving a rear-yard swale within a 15-foot drainage easement near Quartz Court and Keaton Springs. He reported that fences at seven homes crossed the easement and that saturated conditions prevented maintenance. He recommended addressing fence obstructions, then mowing and inspecting the swale during drier conditions to determine whether minor grading was needed. Mr. Rayl agreed to distribute the engineering exhibits and return the matter for discussion at the October meeting. The Board also discussed taking a proactive look at drainage easements, fence encroachments, erosion, and the overall stormwater system throughout the community. Mr. Rayl noted that the District's next required stormwater needs analysis was due in 2027. The Board discussed combining that required report with a broader field inspection as a cost-effective approach and potentially considering a work authorization during the next fiscal year.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Adams stated that the Board had discussed options for improving the District's holiday lighting and decorations. GMS had traditionally handled the installation, but a specialized vendor was another option. The vendor provided two proposals of approximately \$5,000 each—one using the District's existing materials without a warranty and another using the vendor's holiday decorating materials, which could be warranted and repaired. Additional wreaths were estimated to cost approximately \$1,225. Ms. Adams noted that GMS could likely perform the work for less, but an outside vendor might be better equipped if the Board wanted to elevate the appearance of the display. The Board discussed adding more lights, wreaths, bows, and decorations near the entrance. They were advised that decorations could not be attached to utility owned streetlight poles without permission from the utility company.

The Board also discussed the possibility of using volunteers or accepting donated decorations. Mr. Collins explained that volunteers performing the work would require workers' compensation coverage. Donations could be accepted, but it was recommended developing a coordinated plan, so the decorations remained consistent. The Board agreed to place the holiday

lighting discussion on the October agenda and requested proposals from both GMS and the holiday décor vendor for comparison. The fiscal year 2027 budget included \$5,000 for holiday decorations. No vendor selection or expenditure was approved. A supervisor asked about adding holiday lights to the palm trees.

SEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Adams asked for a motion to adjourn 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

SECTION A

From: **Bob Dasta** <Robert.Dasta@swfwmd.state.fl.us>

Date: Mon, Sep 21, 2026 at 3:18 PM

Subject: FW: 447021 Riverstone Phases 3 and 4

To: tadams@gmscfl.com <tadams@gmscfl.com>

Cc: tzimmer798@gmail.com <tzimmer798@gmail.com>, rogerrunyon@yahoo.com <rogerrunyon@yahoo.com>, gigardengrove@gmail.com <gigardengrove@gmail.com>, zabrina.caruso@yahoo.com <zabrina.caruso@yahoo.com>, tidwelljenney@gmail.com <tidwelljenney@gmail.com>, johnnyjaramillo6@me.com <johnnyjaramillo6@me.com>

Hi Tricia,

I am reaching out regarding a complaint the District received from a lot owner within Riverstone Phases 3 and 4. The Riverstone Phases 3 and 4 development was authorized and constructed under Permit No. 43043355.002 (copy attached). Our permit records indicate that the Towne Park Community Development District is the operation and maintenance entity for the development. The site is located north of Ewell Road and south of Medulla Road in Polk County.

The District has reviewed the flooding complaint at [6331 Dolostone Drive, Lakeland, FL 33811](#) regarding discharge from the pond at Abbey Oaks Phase II directly to the south of the lot, Lot 22.

This off-site inflow was considered in the design of the subdivision as authorized and constructed under Permit No. 43043355.002 for Riverstone Phases 3 and 4. Under Permit No. 43043355.002, a 1-foot deep, 5-foot bottom width, 15-foot-wide at top of bank rear yard swale along Lots 19 through 28 of Riverstone Phases 3 and 4 is shown on the permitted and the as-built construction plans. This swale is designed to receive the off-site runoff and discharge to an inlet (Inlet 15) and then piped north to Pond 110. Below is a clip from the permitted plans including a cross-section (Section 40-40) showing the conveyance swale and the direction of flows

Based on photos from the District's inspection, this swale is not currently in place as designed on the complainant's lot. This swale also needs to be in place along the rear of all the lots, Lots 19 through 28, to convey off-site runoff to Inlet 15. In addition, the fences at Lots 19 through 28 cannot impede this off-site inflow and cannot impede flow within this swale.

Prior to/in lieu of sending a Complaint Investigation letter to the Towne Park Community Development District, it is recommended that this swale be restored to its permitted condition and any flow impediments removed or altered to allow flow.

If you unable to restore this swale in a timely manner, or, would prefer a formal Permit Condition Violation letter, please let me know. Also, please feel free to contact me if you have any questions.

Thanks,

Bob Dasta, P.E.
Sr. Professional Engineer
ERP Compliance
Environmental Resource Permit Bureau
Regulation Division
Southwest Florida Water Management District
[170 Century Boulevard](#)
[Bartow, FL 33830-7700](#)
Main: [\(863\) 534-1448](#)
Direct: [\(813\) 445-6298](#)
Robert.Dasta@swfwmd.state.fl.us

FLOOD ZONE X

POND 110
TOB=113.5 (3.04 AC.)
DHW100=112.9
DHW25=112.5
DLW=110.9
NW=110.5 (2.49 AC.)

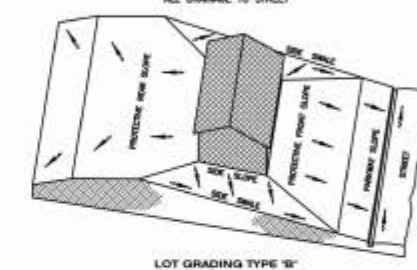
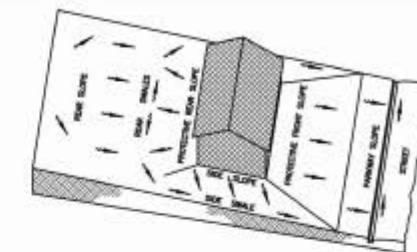
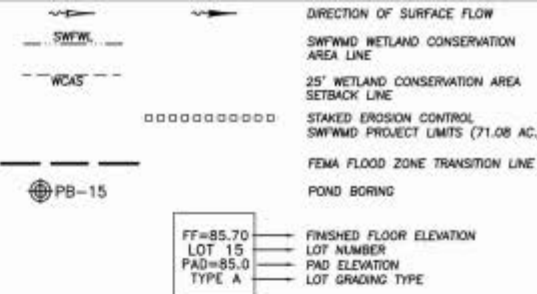
B-10

CONSTRUCT SUMP
(SEE DETAIL)

HUT
2329

KNA
2329

MOO
2329



NEIGHBORHOOD GRADING PLAN NOTES:

- PAD GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING LOTS, EXISTING TREES, AND OTHER FIELD CONDITIONS MAY WARRANT LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE. THE CONTRACTOR SHOULD CONSULT WITH THE DEVELOPER/BUILDER AND THE ENGINEER PRIOR TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.
- PAD ELEVATIONS DENOTE FINISH GROUND ELEVATION AT PERIMETER OF BUILDING. ADD 0.7 FEET TO THIS GRADE FOR FINISHED FLOOR ELEVATION.
- LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FWA DATA SHEET NO. 79-9 IF FWA FINANCING IS TO BE PROVIDED. SIMILAR TESTING IS RECOMMENDED AS A QUALITY CONTROL PROGRAM IN THE ABSENCE OF FWA REQUIRED TESTING.
- FOR ALL LOTS ABUTTING WETLANDS NO GRADING SHALL TAKE PLACE BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON THE APPROVED CONSTRUCTION PLANS.
- SIDE SWALES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH HOUSE CONSTRUCTION. DURING THE SITE GRADING ACTIVITIES, THE CONTRACTOR SHALL GRADE THE SIDE YARDS TO AN ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAD GRADES.
- FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ADJOINING TYPE "B" LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
- FOR TYPE "B" LOT GRADING ABUTTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SWALES.
- FOR TYPE "B" LOT GRADING NOT ABUTTING DETENTION FACILITIES, THE BUILDER SHALL MAKE EVERY PRACTICAL EFFORT TO DIRECT ROOF RUNOFF TO THE FRONTING RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.
- MINIMUM SIDE YARD SWALE SLOPES SHALL BE 1.0%.
- UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED NO LESS THAN THE BASE-FLOOD ELEVATION PLUS SIX (6) INCHES.



SHEET KEY

GRADING AND DRAINAGE PLAN

RIVERSTONE SUBDIVISION PHASES 3 & 4 PIPKIN ROAD POLK COUNTY, FLORIDA

NO. 1 DATE 11-30-18 REVISION 1 REMOVE CDS-COMMIT W/ BRIDGE



This item has been digitally signed and sealed by Heather Wertz on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on a electronic copy.

DESIGNED BY: CAP CHECKED BY: WERTZ
JOB #: 03550.0005
REV TOP RDS: 1/7/2019/23E
DATE: 09-10-2018

HULSAUM PROPERTIES LLC
23291700000042050

Off-site inflow
from Abbey
Oaks Phase II
pond

Inlet 15

SPOERLEIN RONALD D
23291700000042020

TYPE A LOT

CONVEYANCE
SWALE

15' DRAINAGE
EASEMENT

PROPERTY/LOT LINE

STAKED
EROSION
CONTROL

EXISTING
GRADE

FL VARIES
(SEE PLAN VIEW)

1% MIN.

PROPOSED
GRADE

5:1
MAX

5:1
MAX

5' BOTTOM

SECTION 40-40

PROJECT IS LOCATED IN FLOOD ZONES X & A ACCORDING TO FEMA
F.I.R.M. COMMUNITY PANEL NO: 12105C 0460G DATED 12/22/2016

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988
(NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +0.86 FEET



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 23, 2019

Ewell Investment LLC
Attn: JD Alexander
2300 N. Scenic Highway, ML50
Lake Wales, FL 33898

Subject: **Notice of Intended Agency Action - Approval
ERP Individual Construction**

Project Name: Riverstone Subdivision Phases 3 & 4
App ID/Permit No: 772860 / 43043355.002
County: Polk
Sec/Twp/Rge: S17/T29S/R23E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

cc: Heather E. Wertz, P.E., Hamilton Engineering & Surveying, Inc.



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Opportunity
Employer

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Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

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2300 N. Scenic Highway, ML50
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App ID/Permit No: 772860 / 43043355.002
County: Polk
Sec/Twp/Rge: S17/T29S/R23E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
 [As-Built Certification and Request for Conversion to Operation Phase](#)
 Notice of Authorization to Commence Construction
 Notice of Rights
cc: Heather E. Wertz, P.E., Hamilton Engineering & Surveying, Inc.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43043355.002**

EXPIRATION DATE: January 23, 2024

PERMIT ISSUE DATE: January 23, 2019

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Riverstone Subdivision Phases 3 & 4

GRANTED TO: Ewell Investment LLC
Attn: JD Alexander
2300 N. Scenic Highway, ML50
Lake Wales, FL 33898

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorization is for the construction of a new stormwater management system to serve a 71.6-acre phase of a residential subdivision, as named above and as shown on the approved construction plans. The stormwater management system, which includes five man-made wet detention ponds (Pond Nos. 100-140) and four floodplain compensation ponds (FCA 1-4), is designed to accommodate the stormwater runoff from the activities associated with the construction of Phase Nos. 3 and 4. Phase Nos. 3 and 4 include the construction of 186 single-family detached homes and associated infrastructure. The stormwater management systems authorized under Permit No. 43027157.003 entitled Towne Park Estates Phase 2 Revised, Permit No. 43043355.000 entitled Riverstone Phase 1, and Permit No. 43043355.001 entitled Riverstone Phase 2 were included in the pre-development and post-development conditions for this permit authorization. As such, this permit authorization shall be constructed concurrent or subsequent to the construction of Permit Nos. 43027157.003, 43043355.000 and 43043355.001. The project site is located on the north side of Ewell Road, approximately 1.3-miles east of County Line Road in the city of Lakeland, Polk County. Additional information regarding the stormwater management system, floodplain, wetlands and/or surface waters is stated below and on the permitted construction drawings for this project.

OP. & MAIN. ENTITY: Towne Park Community Development District

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Polk

SEC/TWP/RGE: S17/T29S/R23E

TOTAL ACRES OWNED OR UNDER CONTROL:	216.05
PROJECT SIZE:	71.60 Acres
LAND USE:	Residential
DATE APPLICATION FILED:	October 02, 2018
AMENDED DATE:	N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
100	2.87	MAN-MADE WET DETENTION
110	3.04	MAN-MADE WET DETENTION
120	1.09	MAN-MADE WET DETENTION
130	1.80	MAN-MADE WET DETENTION
140	4.82	MAN-MADE WET DETENTION
FCP 1	1.15	NO TREATMENT SPECIFIED
FCP 2	0.64	NO TREATMENT SPECIFIED
FCP 3	1.78	NO TREATMENT SPECIFIED
FCP 4	0.57	NO TREATMENT SPECIFIED
	Total: 17.76	

Water Quantity/Quality Comments:

Water quantity attenuation and water quality treatment for the project will be provided in the stormwater management system above, which consists of five man-made wet detention and four floodplain compensation ponds. Ponds FCP 1-4 noted on the pond table are utilized for floodplain compensation. This project discharges to an open basin and the stormwater management system has been designed to limit the peak post-development 25-year, 24-hour discharge rate to the peak pre-development 25-year, 24-hour rate. Water quality treatment will be provided through conservation wet detention and additional permanent pool volume has been provided in lieu of concentrating the littoral zone at the outfall location. No adverse on-site/off-site water quantity or quality impacts are expected. All elevations referenced in this permit application are in NAVD 88.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
1.18	4.20	Storage Modeling	N/A

Floodplain Comments:

A site-specific flood study was used to establish the flood stages within the project area. The proposed improvements will result in approximately 1.18 acre-feet of floodplain impacts. The Engineer of Record has demonstrated, through storage modeling, there will be no adverse flooding associated with this development. Four floodplain compensation ponds (FCA 1-4) are proposed to help offset the floodplain impacts.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Wetland N	0.12	0.00	0.12	0.00	0.00	0.00
Wetland Q	0.19	0.00	0.19	0.09	0.00	0.00
Wetland 10	0.11	0.00	0.11	0.05	0.00	0.00
Wetland 11	0.15	0.00	0.15	0.09	0.00	0.00
Wetland 14	0.02	0.00	0.02	0.00	0.00	0.00
OSW 1	0.13	0.00	0.13	0.00	0.00	0.00
OSW 2	0.05	0.00	0.05	0.00	0.00	0.00
Total:	0.77	0.00	0.77	0.23	0.00	0.00

* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:

There are 0.59 acre of wetlands (FLUCCS 617) located within the project area for this ERP. Permanent filling impacts to 0.59 acre of Wetlands N, Q, 10, 11, and 14 (FLUCCS 617) will occur for construction of a residential subdivision and associated infrastructure. Permanent filling impacts to 0.45 acre of qualifying wetlands (Q, 10, and 11) were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.23 units due to the permanent impacts proposed. There are 0.18 acre of other surface waters features (FLUCCS 510), consisting of 0.18 acre of upland-cut ditches, located within the project area. Permanent filling impacts to 0.18 acre of the project surface waters will occur for construction of a residential subdivision.

Mitigation Information

Name	Creation		Enhancement		Preservation		Restoration		Enhancement +Preservation		Other	
	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain
Alafia River Mitigation Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23

Mitigation Comments:

Wetland mitigation for permanent filling impacts will be provided by the purchase of 0.23 freshwater forested credits from the Alafia River Mitigation Bank, ERP No. 43041686.000. The results of the UMAM analysis indicate a relative functional gain of 0.23 units. The UMAM analysis determined that the mitigation provided by the permit adequately offsets the project's proposed impacts to functional wetland habitat.

Wetland mitigation is not required for permanent filling impacts to Wetland N pursuant to Subsection 10.2.2.1 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to isolated wetlands less than one half acre in size that do not provide significant habitat for threatened or endangered species.

Wetland mitigation will not be required for permanent filling impacts to 0.02 acre of Wetland 14 pursuant to Subsection 10.2.2 of the ERP Applicant's Handbook Vol. I. Under this Section, wetland mitigation is not required for impacts that have been determined to be de minimis to fish, wildlife and listed species.

Wetland mitigation is not required for permanent filling impacts to the upland cut ditches pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to drainage ditches that were constructed in uplands and do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands or wetland buffers described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland and surface water areas
 - b. wetland buffers
 - c. limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

5. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands or wetland buffers, described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."
6. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.
7. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."
8. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Engineering Manager at the Tampa Service Office.
9. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

10. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
11. The Permitted Plan Set for this project includes the set received by the District on December 13, 2018.
12. If prehistoric or historic artifacts such as pottery or ceramics, stone or shell tools or metal implements, or any other physical remains that could be associated with Native American cultures or early colonial or American settlement are encountered at any time within the project area, the permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, as well as the District. Project activities in the immediate vicinity shall not resume without authorization from the District after coordination with the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work that may disturb the unmarked human remains shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
13. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

14. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
15. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
16. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
17. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
18. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
19. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for

operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

20. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
21. The Permittee shall not begin construction within the project area until the Alafia River Mitigation Bank has received a permit modification authorizing the withdrawal of 0.23 Freshwater Forested credits from Mitigation Bank Permit No. 43041686.000, and a copy of this modification is provided to the District, or this permit has been modified to provide an equivalent level of mitigation to be completed by the Permittee. Initiation of construction prior to issuance of the required permit modification shall be a violation of this permit.
22. Construction of the improvements approved under this permit authorization shall be concurrent with, or subsequent to the construction of the stormwater management system authorized under Permit Nos. 43027157.003, 43043355.000 and 43043355.001. This permit authorization, Permit No. 43043355.002, shall not have beneficial occupancy or be transferred into the operation phase, prior to Permit Nos. 43027157.003, 43043355.000 and 43043355.001.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
 - c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
 - d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
 - e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
 - f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- i. This permit does not:
1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- l. The permittee shall notify the Agency in writing:
1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

- o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
 - p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
 - q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
 - r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Riverstone Subdivision Phases 3 & 4

PROJECT NAME

Residential

PROJECT TYPE

Polk

COUNTY

S17/T29S/R23E

SEC(S)/TWP(S)/RGE(S)

Ewell Investment LLC

PERMITTEE

APPLICATION ID/PERMIT NO: 772860 / 43043355.002

DATE ISSUED: January 23, 2019



David Kramer, P.E.

Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

SECTION B

From: **Alan Rayl** <alan@raylengineering.com>
Date: Thu, Sep 24, 2026 at 10:34 AM
Subject: For Distribution
To: Tricia Adams <tadams@gmscfl.com>
Cc: Patrick Collins <patrick@cddlattorneys.com>

Good morning, Tricia.

I have reviewed the email from Bob Dasta regarding the Dolostone rear yard swale and recommend the following action(s):

1. Letters be sent to 6331, 6335, and 6339 Dolostone Drive, informing them of the apparent fence encroachments in the platted drainage easements and rear yard swale, and requiring their removal. This includes the fence on the common side lot line of 6331/6335 (Lots 23/22).
2. Simultaneously, we will solicit bids for the swale restoration work.
3. Once all encroaching fences have been removed, we can authorize the most qualified bidder to restore the swale grading to the original design conditions to the greatest degree possible.
4. We will collect as-built survey elevations to confirm the work was completed satisfactorily.
5. We will submit needed documentation to SWFWMD confirming same.

I've attached exhibits of the current conditions regarding easements, fences, original design grades and as-built grades for the swale, as well as the plan swale cross section.

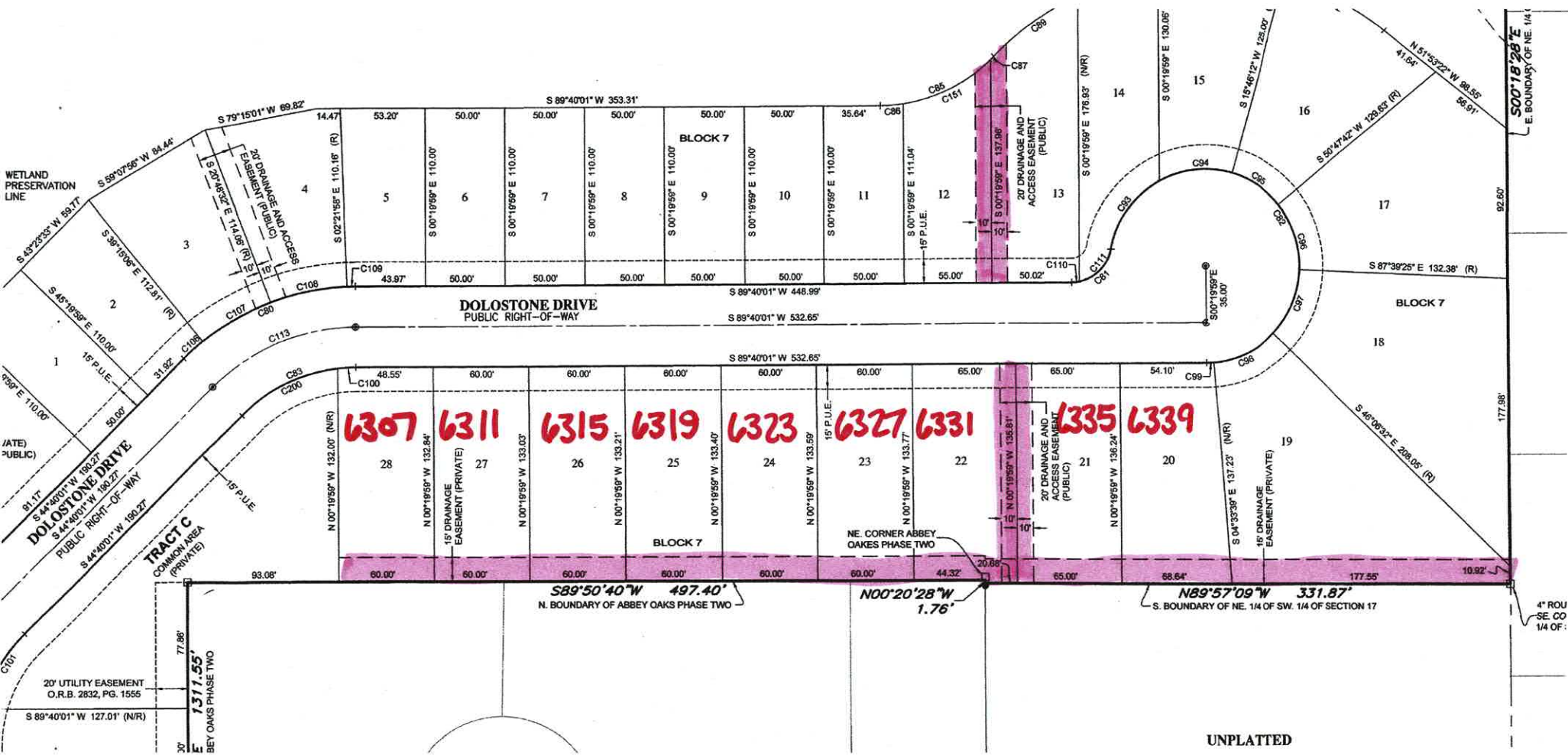
I've also attached an email from 2022 when we were investigating an earlier drainage complaint.

Please let me know if you have any questions regarding this.

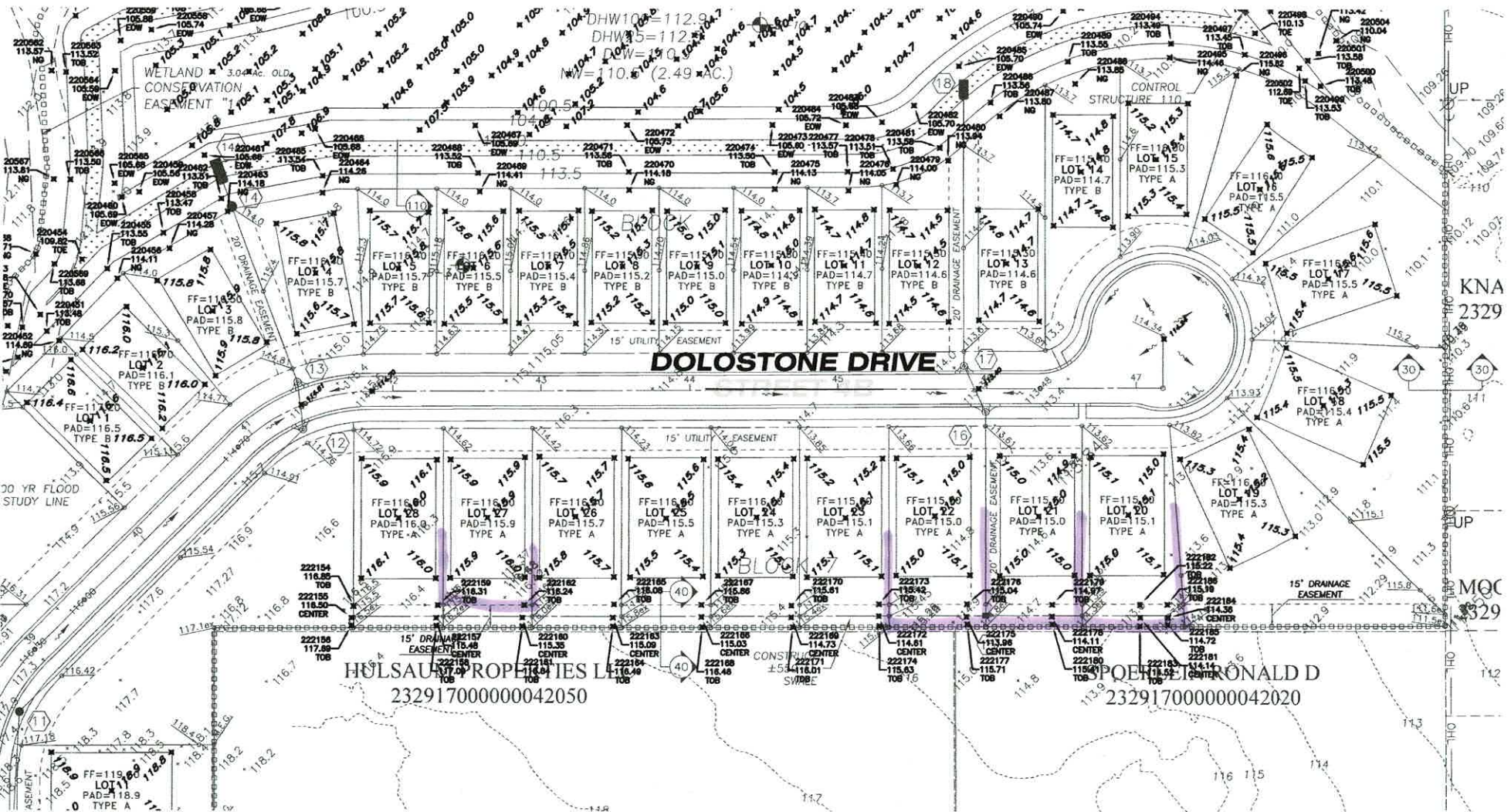
Thank you!

Alan L. Rayl, PE, PSM
Professional Engineer in FL, GA, & IN
Professional Surveyor & Mapper in FL
President
Rayl Engineering and Surveying, LLC
810 East Main Street
Bartow, FL 33830
o [863-537-7901](tel:863-537-7901)
c [813-857-6921](tel:813-857-6921)
alan@raylengineering.com
www.raylengineering.com

PLATTED DRAINAGE EASEMENTS



FENCES



WETLAND CONSERVATION EASEMENT

100 YR FLOOD STUDY LINE

DOLOSTONE DRIVE

CONTROL STRUCTURE 110

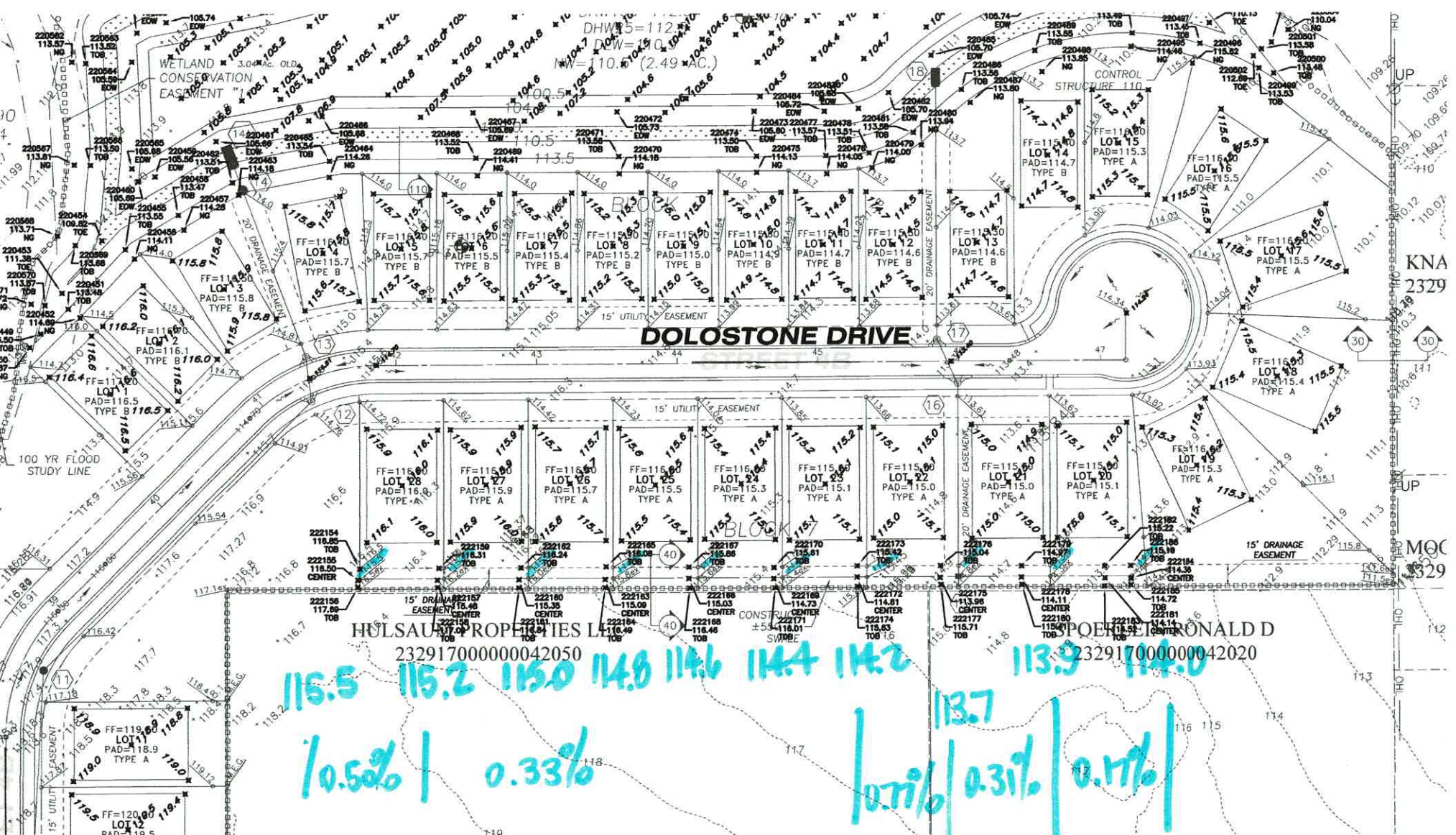
HULSAUTH PROPERTIES L.P.

232917000000042050

POEHLER, RONALD D

232917000000042020

0.22% 0.43% 0.10% 0.91% 0.26% 1.00% 0.21% 1.26%



DOLOSTONE DRIVE

HULSAUR PROPERTIES L

232917000000042050

POEHLER RONALD D

232917000000042020

115.5 115.2 115.0 114.8 114.6 114.4 114.2 113.9 114.0
10.50% | 0.33% | 10.71% | 0.31% | 0.17%

13	CURB INLET J-4 ATL A (6' DIAM.)	114.62	RCP ✓	42 ✓	125 121	0.14 ✓	107.19 107.15	107.01 106.98	0.18 0.17	
14	TYPE J MANHOLE	113.75	RCP ✓	42 ✓	17 25	0.14 0.20	106.02 106.05	106.00 ✓	0.02 0.05	5'
14A	MITERED END SECTION									
		Top								
15	TYPE D DITCH BOTTOM INLET	113.70	RCP ✓	18 ✓	138 ✓	0.20 ✓	109.49 109.31	109.21 109.04	0.28 0.27	
16	CURB INLET P-2 ATL A (4' DIAM.)	113.42	RCP ✓	24 ✓	35 33	0.29 0.18	108.67 108.55	108.57 108.49	0.10 0.06	
17	CURB INLET P-4 ATL A (4' DIAM.)	113.42	RCP ✓	30 ✓	178 183	0.15 0.09	107.26 107.21	107.00 107.05	0.26 0.16	
18	MITERED END SECTION									
19	CURB INLET P-4 ATL A (4' DIAM.)	117.62	RCP ✓	15 ✓	31 ✓	0.50 0.55	113.68 113.65	113.53 113.48	0.15 0.17	
20	CURB INLET P-2 ATL A (4' DIAM.)	117.62	RCP ✓	24 ✓	142 145	0.26 0.18	111.37 111.30	111.00 111.04	0.37 0.26	

13	CURB INLET J-4 ATL A (6' DIAM.)	114.62	RCP ✓	42 ✓	125 121	0.14 ✓	107.19 107.15	107.01 106.98	0.18 0.17	
14	TYPE J MANHOLE	113.75	RCP ✓	42 ✓	17 25	0.14 0.20	106.02 106.05	106.00 ✓	0.02 0.05	5'
14A	MITERED END SECTION									
15	TYPE D DITCH BOTTOM INLET	113.70	RCP ✓	18 ✓	138 ✓	0.20 ✓	109.49 109.31	109.21 109.04	0.28 0.27	
16	CURB INLET P-2 ATL A (4' DIAM.)	113.42	RCP ✓	24 ✓	35 33	0.29 0.18	108.67 108.55	108.57 108.49	0.10 0.06	
17	CURB INLET P-4 ATL A (4' DIAM.)	113.42	RCP ✓	30 ✓	178 183	0.15 0.09	107.26 107.21	107.00 107.05	0.26 0.16	
18	MITERED END SECTION									
19	CURB INLET P-4 ATL A (4' DIAM.)	117.62	RCP ✓	15 ✓	31 ✓	0.50 0.55	113.68 113.65	113.53 113.48	0.15 0.17	
20	CURB INLET P-2 ATL A (4' DIAM.)	117.62	RCP ✓	24 ✓	142 145	0.26 0.18	111.37 111.30	111.00 111.04	0.37 0.26	

SECTION V

Towne Park Community Development District

c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524

August 11, 2026

VIA CERTIFIED & U.S. MAIL

Erik Saltos
5220 Wood Thrush Way
Lakeland, Florida 33811

RE: Towne Park Community Development District – Property Encroachment

Dear Mr. Saltos:

I serve as District Manager for the Towne Park Community Development District (“**District**”), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. You are receiving this letter because a recent review of District lands adjacent to your property shows that the fence at the rear of your property line at 5220 Wood Thrush Way, Lakeland, Florida 33811 extends into the ten (10) foot drainage easement (“**Easement**”) in favor of the District located at the rear of your property¹ as depicted in the enclosed photos. This Easement functions as a part of the District’s stormwater management infrastructure, and the District is responsible for the operation, maintenance, and upkeep of this Easement.

The District requires perpetual access to this Easement in order to perform ongoing maintenance services, including but not limited to planned pond bank erosion remediation projects. As such, **the District requests that you remove the fence from the Easement within forty-five (45) days of the date of this letter.**

While we assume this encroachment was an oversight and look forward to resolving this issue amicably, please be aware that if the encroaching fence is not removed, the District may remove the encroachment, seek an injunction against you or otherwise take legal action to have the encroachment removed and hold you responsible for the cost thereof. The District reserves all rights with regard to any prior, existing, or future activities affecting District property, including but not limited to the right to recover any fines or penalties the District incurs due to your activities or costs necessary to remedy any impact to the Easement or adjacent District property.

¹ The relevant property encompassing the Easement is identifiable as Lot 8 of Block 8 as depicted on the Plat titled “*Towne Park Estates Phase 2B*” recorded in Plat Book 172, Pages 47, et seq., of the Official Records of Polk County, Florida.

Please contact me at tadams@gmscfl.com² or (407) 841-5524 ext. 138 to confirm your plans to remove the encroachment by the deadline above, or if you have any questions. Thank you for your prompt attention to this matter.

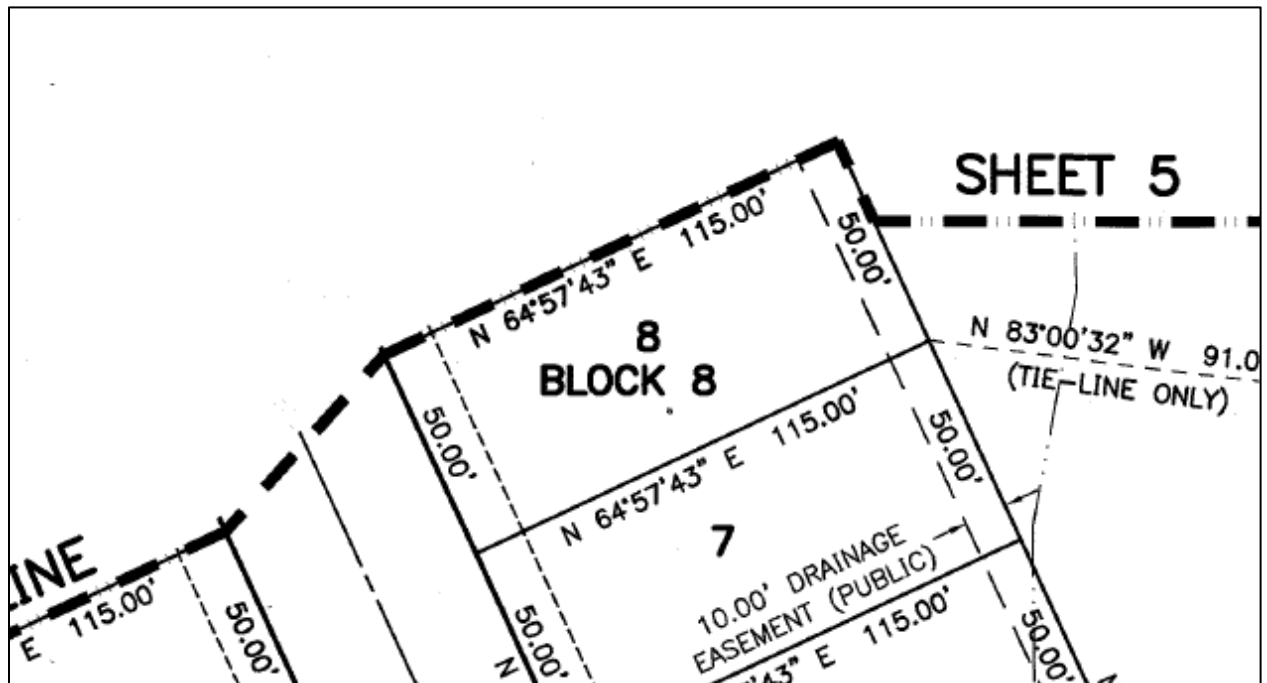
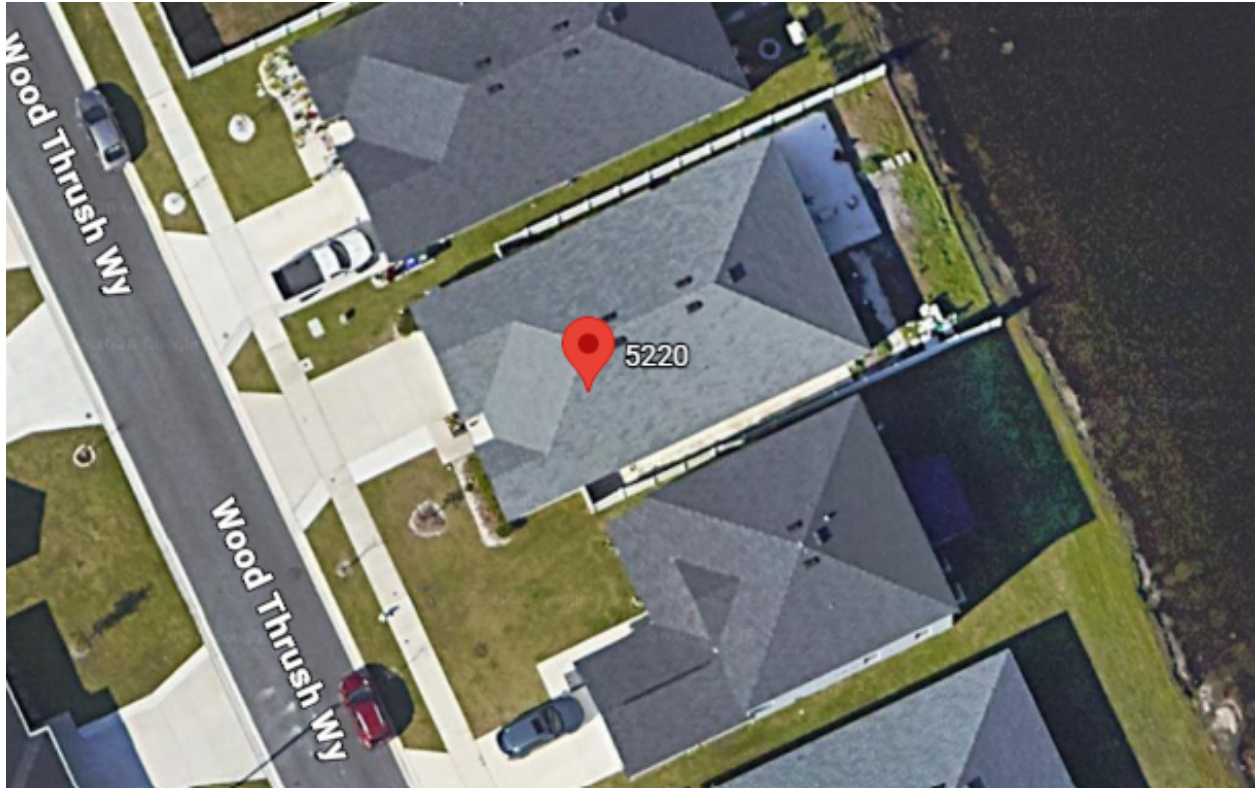
Sincerely,

Tricia Adams
District Manager

Enclosures

cc via e-mail: District Counsel

² Note that any correspondence to District staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or by mail.



SECTION VI

----- Forwarded message -----

From: **Alan Rayl** <alan@raylengineering.com>
Date: Mon, Aug 31, 2026 at 4:21 PM
Subject: RE: Towne Park swale Quartz Drive
To: Allen Bailey <abailey@gmscfl.com>
Cc: Tricia Adams <tadams@gmscfl.com>

Allen,

Please see the attached exhibits.

The swale in question was designed with an extremely flat slope. Drainage will be very sluggish, even in the best of conditions.

Further, there appear to be 7 homes with fences encroaching into the 15' drainage easement and swale itself. One fence encroachment is at 4475 Quartz Court, one house downstream from the drainage complaint.

The encroaching addresses are:

4475 [Quartz Court](#)
[4403 Pumice Drive](#)
4357 Pumice Drive
4353 Pumice Drive
4349 Pumice Drive
4337 Pumice Drive
4333 Pumice Drive
4403 Pumice Drive

I will further review the field conditions prior to our CDD meeting tomorrow.

Thank you.

Alan

Alan L. Rayl, PE, PSM
Professional Engineer in FL, GA, & IN
Professional Surveyor & Mapper in FL
President
Rayl Engineering and Surveying, LLC
810 East Main Street
Bartow, FL 33830
o [863-537-7901](tel:863-537-7901)
c [813-857-6921](tel:813-857-6921)
alan@raylengineering.com
www.raylengineering.com

From: Allen Bailey <abailey@gmscfl.com>
Sent: Monday, August 31, 2026 3:27 PM
To: Alan Rayl <alan@raylengineering.com>
Subject: Re: Towne Park swale Quartz Drive

Alan,

This home had the small pipes into the Swale.
[4431 Quartz Ct, Lakeland, FL 33811](#)

This home reported standing water that had me review the area.
[4479 Quartz Ct, Lakeland, FL 33811](#)

On Mon, Aug 31, 2026 at 3:24 PM Alan Rayl <alan@raylengineering.com> wrote:

Good afternoon, Allen.

The pipes into the swale probably aren't an issue, but I'll check to be certain.

What address reported the perceived drainage issue?

Thanks,

Alan

Alan L. Rayl, PE, PSM
Professional Engineer in FL, GA, & IN
Professional Surveyor & Mapper in FL
President
Rayl Engineering and Surveying, LLC
810 East Main Street
Bartow, FL 33830
o [863-537-7901](tel:863-537-7901)
c [813-857-6921](tel:813-857-6921)
alan@raylengineering.com
www.raylengineering.com

From: Allen Bailey <abailey@gmscfl.com>
Sent: Friday, August 21, 2026 4:48 PM
To: Alan Rayl <alan@raylengineering.com>
Subject: Towne Park swale Quartz Drive

Good afternoon,

A resident on Quartz Drive in Town Park has raised a concern regarding the high water level in their swale. I advised them that it should drain slowly, but given how high the water is, I wanted to get your opinion on the situation.

Could you please let me know your thoughts?

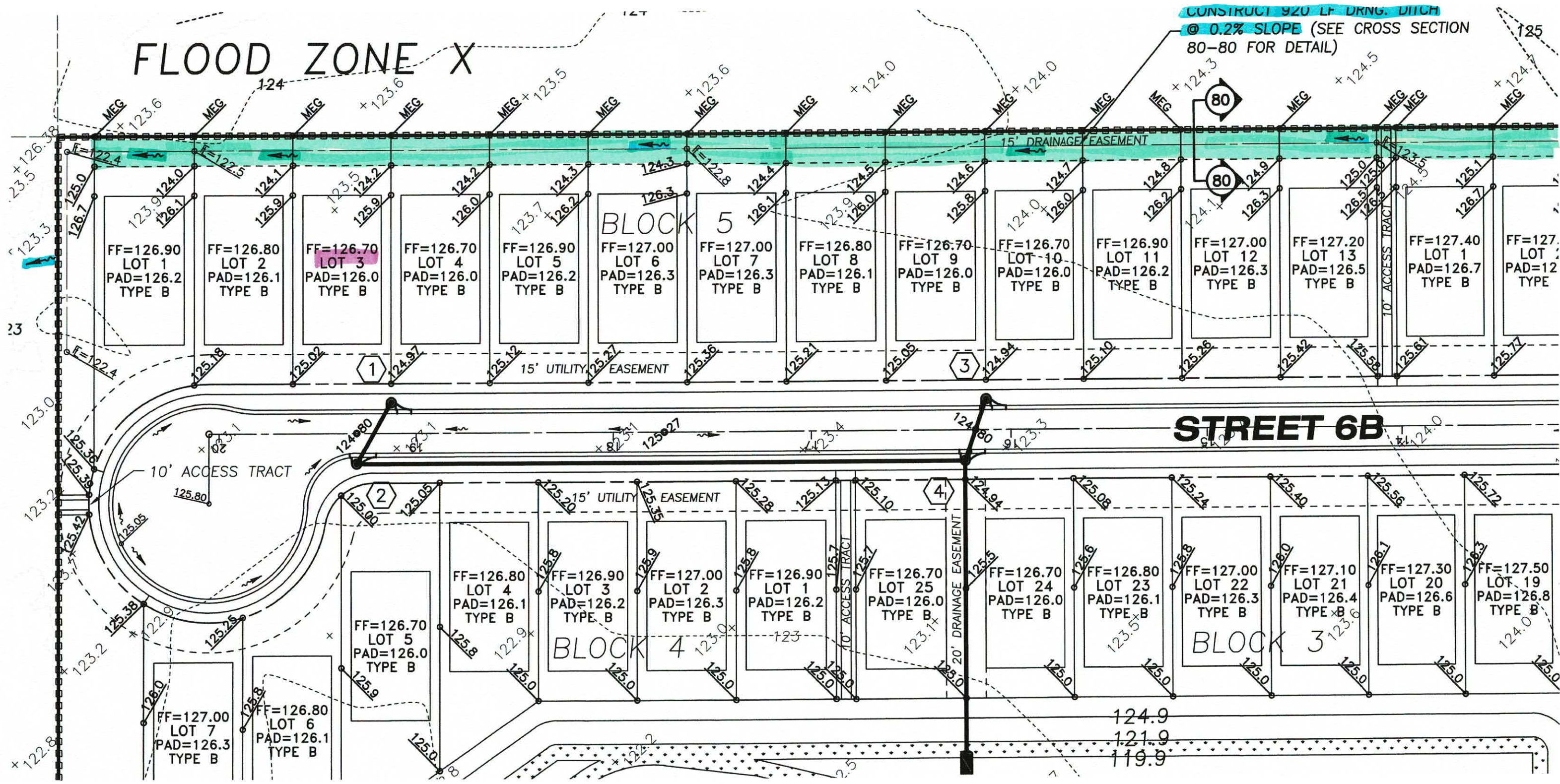
Also, it appears that House 4451 has some type of drain going into the swale Is that an issue?

Allen Bailey

Field Manager
GMS- Central Florida
[219 E. Livingston St](#)
[Orlando Florida 32801](#)
[407-841-5524](#) - office
[407-460-4424](#) - cell
[407-839-1526](#) - fax
ABailey@gmscfl.com

FLOOD ZONE X

CONSTRUCT 920 LF DRNG. DITCH
@ 0.2% SLOPE (SEE CROSS SECTION
80-80 FOR DETAIL)

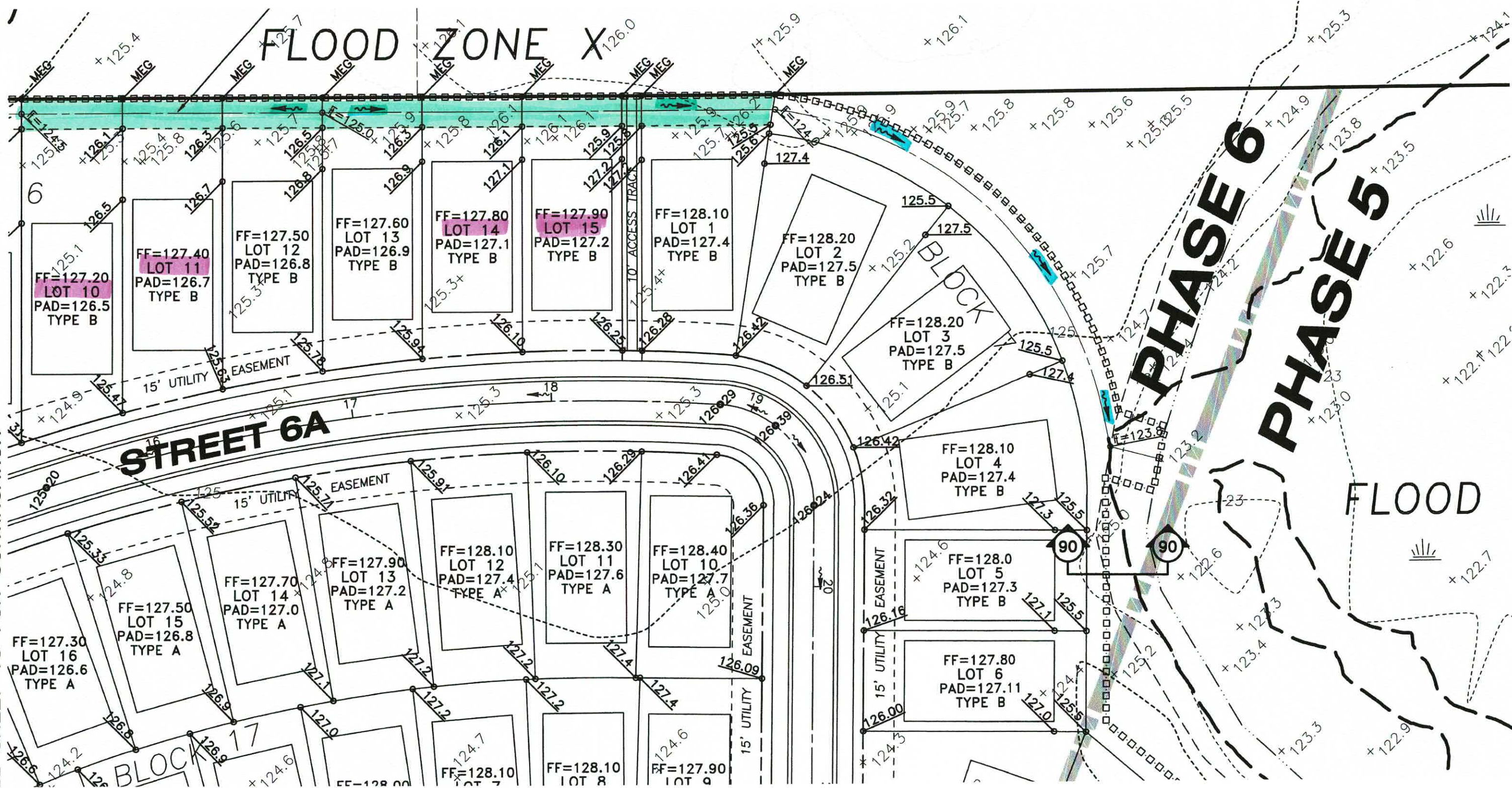


↙ SURFACE FLOW DIRECTION

■ 15' DRAINAGE EASEMENT

■ FENCE ENCROACHMENT

SEE SHEET 15 FOR CONTINUATION



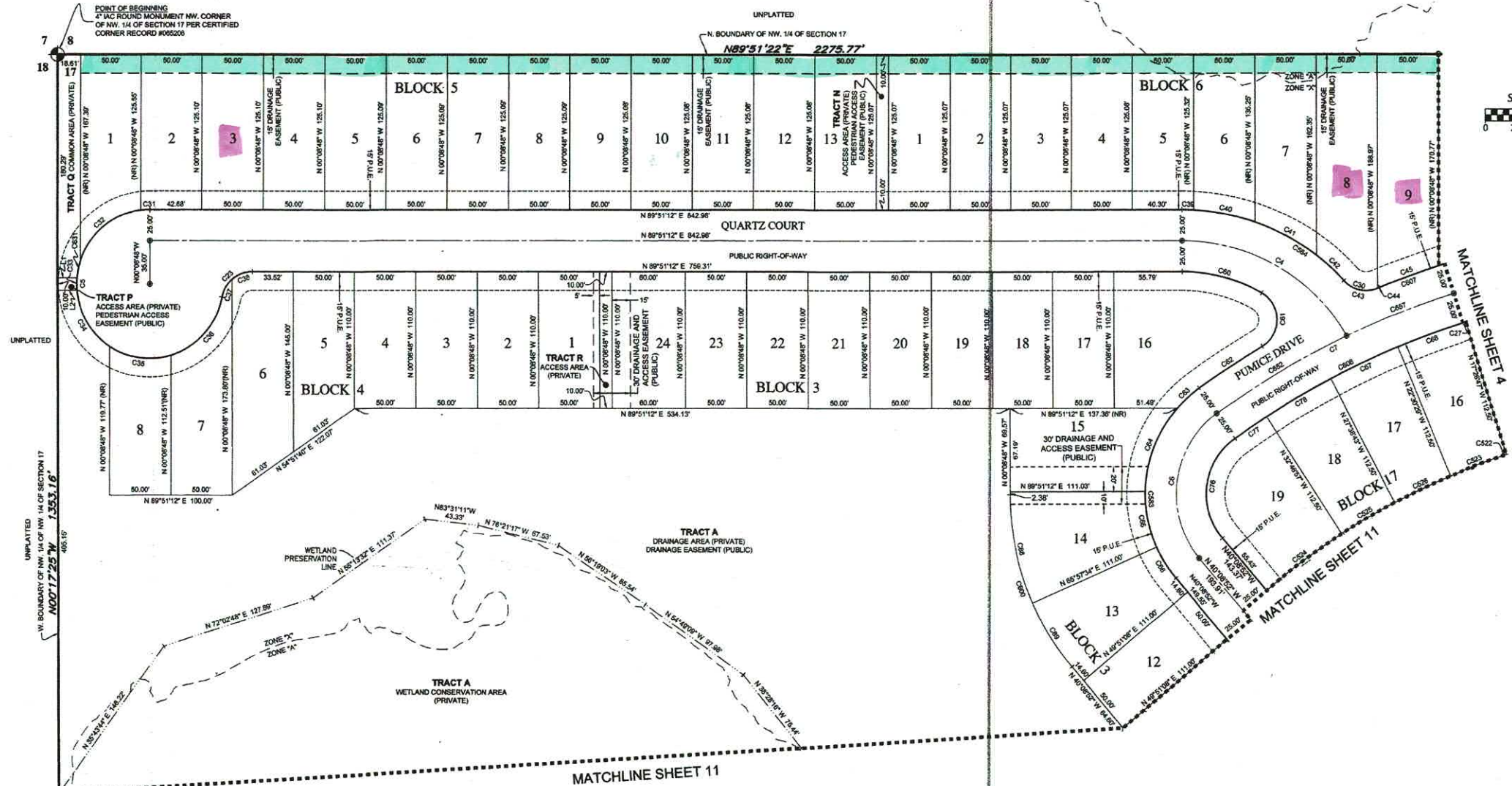
RIVERSTONE PHASE 5 AND 6

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

PLAT BOOK 185 PAGE 28
SHEET 3 OF 11 SHEETS



SCALE 1" = 50'



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C4	155.00'	50°57'20"	152.20'	154.90'
C5	60.00'	259°50'09"	272.10'	92.04'
C6	80.00'	94°42'20"	132.23'	117.69'
C7	700.00'	17°40'34"	217.18'	216.31'
C23	25.00'	79°50'09"	34.83'	32.08'
C27	875.00'	0°13'11"	3.36'	3.36'
C30	25.00'	69°00'41"	30.11'	28.32'
C31	60.00'	7°00'42"	7.34'	7.34'
C32	80.00'	65°48'47"	88.92'	65.19'
C33	80.00'	9°33'37"	10.01'	10.00'
C34	60.00'	51°55'38"	54.38'	52.04'
C35	60.00'	49°47'56"	52.19'	50.52'
C36	80.00'	63°11'22"	86.17'	82.87'
C37	25.00'	38°36'09"	15.84'	15.53'
C38	25.00'	41°13'58"	17.99'	17.81'
C39	180.00'	3°05'20"	9.70'	9.70'
C40	180.00'	16°16'51"	51.15'	50.98'
C41	180.00'	18°10'46"	57.11'	56.87'
C42	180.00'	9°38'56"	30.31'	30.28'
C43	25.00'	69°00'41"	30.11'	28.32'
C44	25.00'	0°17'11"	0.12'	0.12'
C45	725.00'	4°11'47"	53.10'	53.09'
C46	130.00'	28°59'16"	86.04'	87.27'
C47	25.00'	119°33'43"	52.17'	43.21'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C82	725.00'	4°50'42"	61.31'	61.29'
C83	105.00'	13°12'20"	24.20'	24.15'
C84	105.00'	40°11'54"	73.87'	72.17'
C85	105.00'	25°11'39"	45.17'	45.80'
C86	105.00'	18°06'27"	28.52'	28.42'
C87	675.00'	5°08'14"	60.52'	60.50'
C88	675.00'	4°50'30"	57.04'	57.02'
C78	55.00'	94°42'20"	90.91'	80.91'
C77	675.00'	2°39'35"	31.33'	31.33'
C76	675.00'	5°08'14"	60.52'	60.50'
C88	216.00'	23°53'37"	90.08'	86.43'
C89	216.00'	16°06'27"	65.72'	60.52'
C522	702.50'	0°13'11"	2.92'	2.92'
C523	562.50'	4°50'30"	47.53'	47.52'
C524	562.50'	7°47'13"	76.45'	76.39'
C525	562.50'	5°08'14"	50.44'	50.42'
C526	562.50'	5°08'14"	50.44'	50.42'
C584	180.00'	47°11'33"	148.28'	144.12'
C800	216.00'	40°00'04"	150.80'	147.76'
C807	725.00'	4°34'48"	67.96'	67.94'
C808	675.00'	17°46'34"	208.42'	206.58'
C831	60.00'	12°32'08"	13.13'	13.10'
C852	700.00'	10°03'48"	122.95'	122.79'
C857	700.00'	7°42'48"	94.23'	94.16'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°42'47" W	15.88'
L2	S 89°42'47" W	15.88'

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.

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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: 6" 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" (IE: 7.5" = 7.50"))

- 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 = Identification Tag
 - PK = Professional Surveyor and Mapper
 - 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.

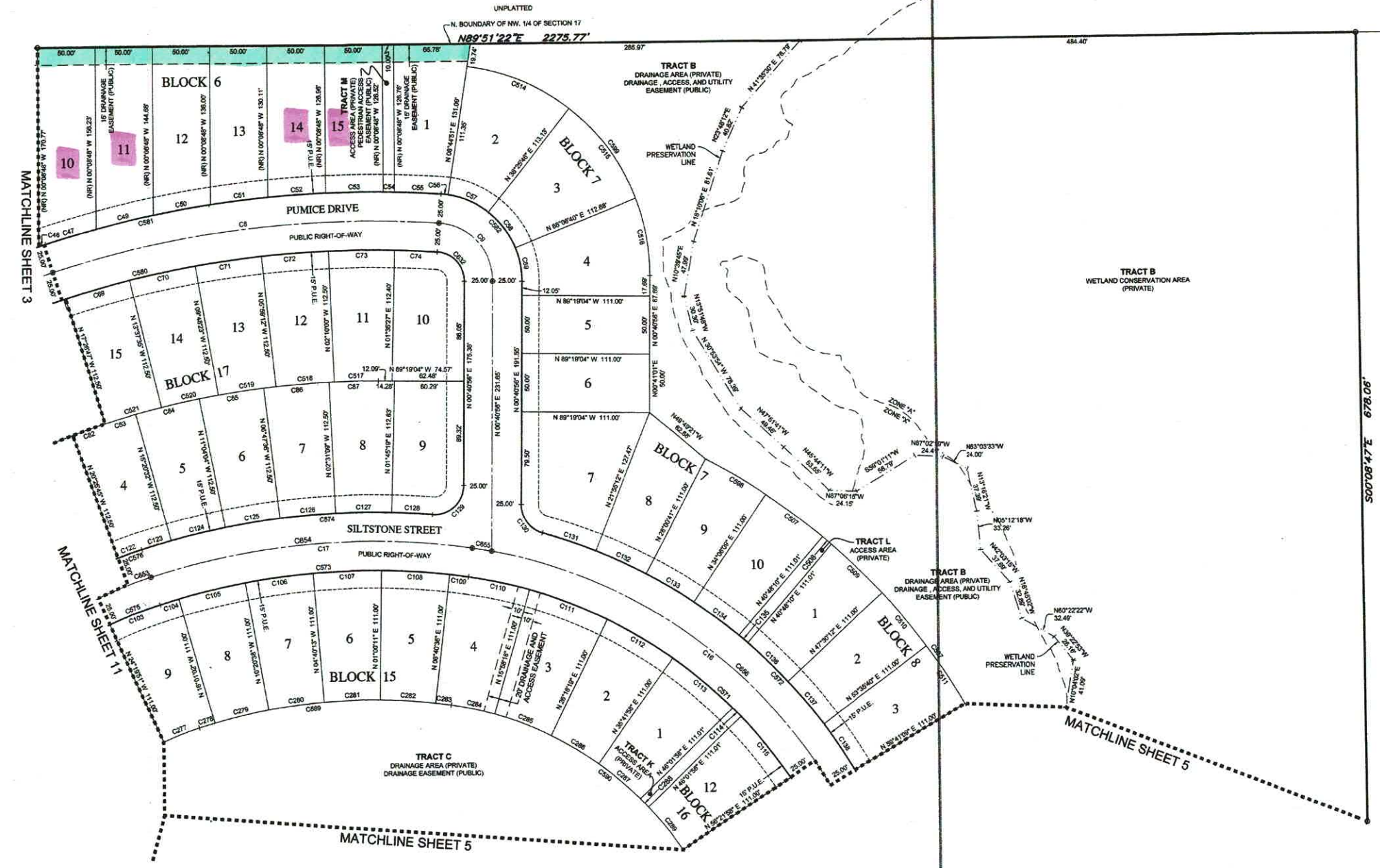
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

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

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'	86°39'25"	75.62'	68.82'	S 42°38'48" E
C10	425.00'	61°19'35"	454.90'	433.49'	N 51°04'24" W
C17	625.00'	28°55'47"	282.85'	280.44'	S 85°17'55" W
C45	725.00'	0°23'03"	4.88'	4.88'	N 72°08'30" E
C47	925.00'	2°55'25"	47.22'	47.21'	N 73°47'48" E
C49	925.00'	3°10'44"	51.32'	51.32'	N 75°50'53" E
C50	925.00'	3°06'37"	50.79'	50.79'	N 80°00'34" E
C51	925.00'	3°07'08"	50.39'	50.39'	N 83°08'28" E
C52	925.00'	3°08'13"	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 89°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'	36.42'	S 89°24'42" E
C58	75.00'	29°40'54"	38.85'	36.42'	S 89°43'47" E
C59	75.00'	22°34'17"	28.85'	28.38'	S 10°38'12" 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°00'12" W
C72	875.00'	3°49'12"	58.34'	58.33'	S 85°59'24" 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	862.50'	2°46'47"	27.29'	27.29'	N 70°56'38" E
C83	762.50'	2°19'28"	30.93'	30.92'	N 73°29'49" E
C84	762.50'	4°16'28"	66.88'	66.87'	N 78°47'42" E
C85	762.50'	4°16'28"	66.88'	66.87'	N 81°04'10" E
C86	762.50'	4°16'28"	66.88'	66.87'	N 85°20'38" E
C87	762.50'	3°12'05"	42.80'	42.80'	N 89°04'54" E
C103	400.00'	6°39'53"	48.53'	48.50'	N 89°00'09" 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 75°49'10" E
C106	600.00'	5°40'25"	59.41'	59.39'	N 82°29'34" E
C107	900.00'	5°40'25"	59.41'	59.39'	N 88°09'59" E
C108	900.00'	5°40'25"	59.41'	59.39'	S 88°09'37" E
C109	900.00'	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 68°58'52" E
C113	400.00'	9°23'39"	65.58'	65.51'	S 49°29'31" E
C114	400.00'	1°28'57"	10.00'	10.00'	S 43°58'02" E
C115	400.00'	9°23'39"	65.58'	65.51'	S 38°28'33" E
C122	450.00'	2°46'47"	21.83'	21.83'	N 70°56'38" E
C123	650.00'	2°19'28"	26.38'	26.38'	N 73°29'49" E
C124	650.00'	4°16'28"	48.48'	48.48'	N 78°47'42" E
C125	650.00'	4°16'28"	48.48'	48.48'	N 81°04'10" E
C126	650.00'	4°16'28"	48.48'	48.48'	N 85°20'38" E
C127	650.00'	4°16'28"	48.48'	48.48'	N 89°04'54" E
C128	650.00'	3°08'18"	35.80'	35.80'	S 86°40'32" E
C129	25.00'	94°12'41"	41.11'	38.83'	N 47°47'17" E
C130	25.00'	74°58'10"	32.71'	30.43'	S 38°48'08" E
C131	450.00'	6°12'28"	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°56'38" E
C134	450.00'	6°03'49"	47.82'	47.80'	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'	47.80'	S 45°31'43" E
C137	450.00'	6°05'29"	47.84'	47.82'	S 38°27'04" E
C138	450.00'	6°05'29"	47.84'	47.82'	S 33°21'38" E
C277	289.00'	5°39'53"	33.62'	33.60'	N 69°00'09" E
C278	489.00'	1°38'58"	14.07'	14.07'	N 73°09'30" E
C279	489.00'	5°40'25"	48.42'	48.40'	N 76°49'10" 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"	38.89'	38.85'	S 77°52'57" E
C285	289.00'	10°20'00"	52.12'	52.00'	S 68°51'42" E
C286	289.00'	9°23'39"	47.38'	47.33'	S 68°58'52" E
C287	289.00'	9°23'39"	47.12'	47.07'	S 49°29'31" E
C288	289.00'	1°58'58"	10.00'	10.00'	S 43°58'02" E
C289	289.00'	9°23'39"	47.12'	47.07'	S 38°18'17" E
C507	561.00'	8°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'	8°11'23"	60.60'	60.58'	S 45°35'30" E
C510	561.00'	8°06'29"	58.64'	58.61'	S 39°27'04" E
C511	561.00'	8°06'29"	58.64'	58.61'	S 33°21'38" E
C514	180.00'	30°54'36"	97.11'	96.93'	N 67°26'12" W
C515	180.00'	31°01'04"	97.44'	96.25'	N 36°28'22" W
C516	180.00'	21°38'47"	96.00'	97.60'	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"	58.84'	58.83'	S 85°59'24" W
C519	762.50'	3°49'12"	58.84'	58.83'	S 82°00'12" W
C520	762.50'	3°49'12"	58.84'	58.83'	S 78°17'01" W
C521	762.50'	3°49'12"	58.84'	58.83'	S 74°27'49" W
C571	400.00'	81°19'36"	428.14'	407.99'	N 51°04'24" W
C572	450.00'	53°52'38"	423.19'	407.73'	N 47°20'58" W
C573	600.00'	25°56'47"	271.53'	269.22'	S 85°17'55" W
C574	650.00'	22°33'35"	258.93'	254.28'	S 83°36'48" W
C575	400.00'	89°16'28"	483.63'	454.70'	S 37°41'48" W



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C576	450.00'	19°57'52"	156.80'	156.01'	S 82°21'06" W
C580	875.00'	21°41'30"	331.27'	329.29'	S 83°10'47" W
C581	925.00'	21°41'30"	380.20'	348.11'	S 83°10'47" W
C582	75.00'	86°39'25"	113.43'	102.93'	N 42°38'48" W
C589	489.00'	25°58'47"	221.30'	219.42'	S 85°17'55" W
C590	289.00'	61°19'35"	308.33'	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"	59.84'	59.81'	N 58°56'38" W
C599	180.00'	83°34'28"	282.59'	236.89'	N 41°08'17" W
C632	25.00'	88°38'29"	37.81'	34.31'	N 42°38'48" W
C653	425.00'	25°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

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')

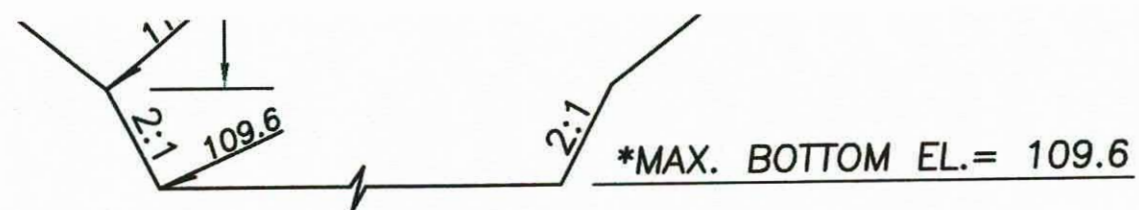
- LEGEND:**
- o = Found (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point
 - PK Nail and Disk LB#7768
 - PRM = Permanent Reference Monument
 - (R) = Radial Line
 - (NR) = Non-Radial Line
 - O.R.B. = Official Records Book
 - PG = Page
 - ID = Identification Tag
 - PK = Parker-Kalon Nail
 - R/R = 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.

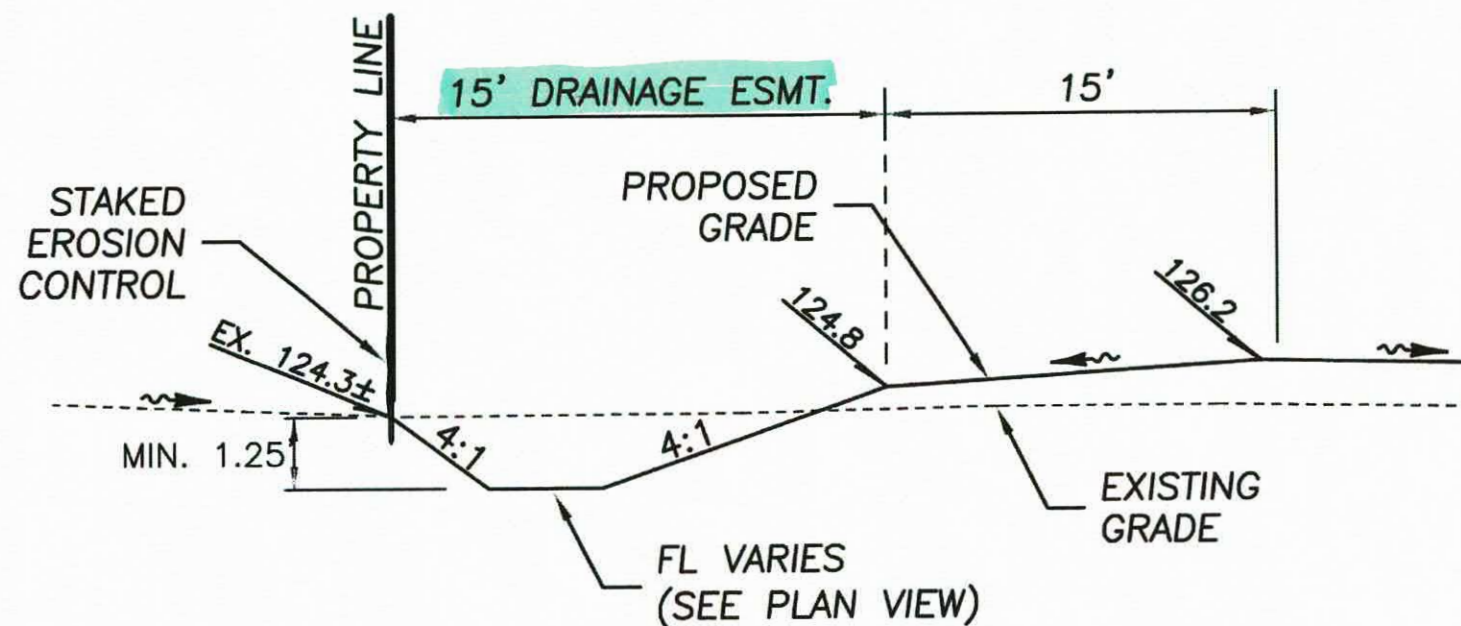
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number: LB7768

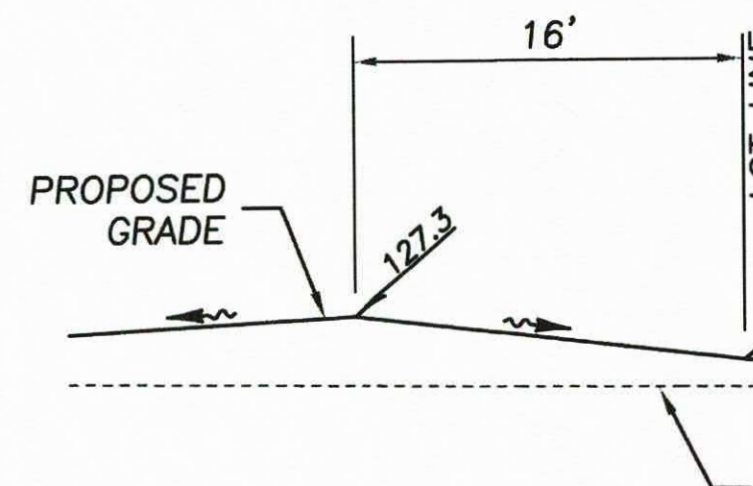
11:51am



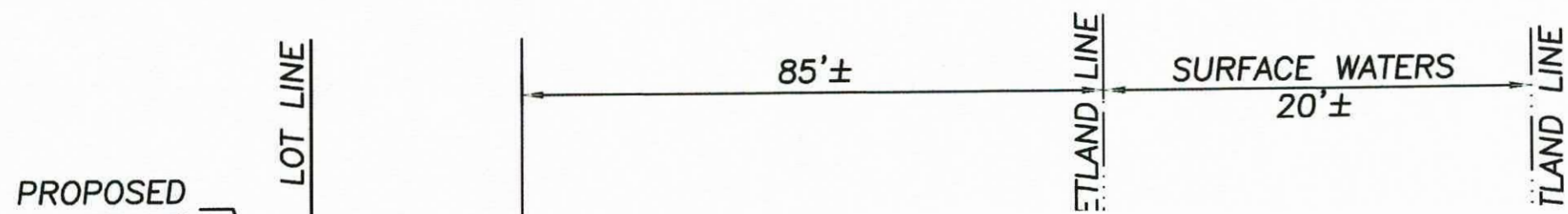
SECTION 50-50



SECTION 80-80



SEC



INE

SECTION VII

SECTION C

Towne Park CDD

Field Management Report

Completed Items

- The No Overnight Parking sign at Amenity 1 has been updated to include the applicable enforcement hours, providing clear guidance to residents and visitors regarding permitted parking times and helping improve compliance within the parking area.
- The Amenity 1 wall has been repainted to match the original color scheme, restoring the facility's appearance and maintaining a clean, well-maintained aesthetic throughout the amenity.
- The dog park fence installation has been completed, enhancing the safety and security of the recreational area by providing a more secure enclosure for dogs while supporting the continued enjoyment of the amenity by residents.



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.
- Routine pool maintenance continues to be performed in accordance with established operational and safety standards, ensuring the facility remains clean, well-maintained, and ready 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 throughout the District's ponds, routinely addressing aquatic vegetation and monitoring water conditions.



SECTION 1

SECTION a.

All American
LAWN & TREE SPECIALIST
2817 Turkey Creek Rd, Plant City, FL 33566

1/26/2026

Governmental Management Services
18842 North Dale Mabry Hwy
Lutz, FL 33548

To whom it may concern,

There will be a 5% increase for the Towne Park pest accounts starting October 1st 2026.

The increase will be as follows

Towne Park Community Amenity - 3334 Medulla Rd.

Ant treatment; current \$65. Increase - \$68

Monthly Pest; current \$120. Increase - \$126

Towne Park Community Amenity- 3883 White Ibis Rd.

Ant treatment; current \$65. Increase - \$68

Monthly Pest; current \$120. Increase - \$126

Please reach out to us if you have any questions.

Thank you,



Daniel Burruezo
Office - 813-478-4965
Email – Office@allamericanlawnandtree.com

SECTION b.



2/19/26

R/e: Towne Park Estates Budget 26/27

Allen,

The CDD is currently paying \$66,000 annually for pond maintenance. Annual fees for the new budget year will increase 4% to \$68,640.

Thank you,

Bill Snively

Aquatic Weed Management, Inc.
PO Box 1259 Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919

SECTION C.



SERVICE RATE INCREASE

TOWNE PARK

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **\$3700** to **\$3810**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION 2

SECTION a.

*to be provided under
separate cover*

SECTION b.

Proposal # : 572



Governmental
Management Services -
CF

Maintenance Services
Phone: 407-201-1514
Email: Abailey@gmscfl.com

Bill To/District Towne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Install Holiday Lights	
-New 200 feet of lights -Prep work for new lights. -Holiday Lights Will be installed in the following area. Top of entrance monuments x2 Amenity 1 - All Sides Amenity 2 - All Sides -Removal of lights	

Qty	Description	Unit Price	Line Total
40	Labor	\$55.00	\$2,200.00
3	Mobilization	\$65.00	\$65.00
3	Equipment	\$45.00	\$45.00
	Materials		\$957.00
Total Due:			\$3,487.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 3

Proposal #3344751

Towne Park CDD

Towne Park CDD

abailey@gmscfl.com

(407) 460-4424

219 E Livingston St

Orlando, FL 32801



Proposal # 3344751

Proposal Date 9/15/2026

Proposal Amount \$2,300.00

Job Address 219 E Livingston St

Orlando, FL 32801

John Crouthers Painting LLC

5313 Song Sparrow Ct

Lakeland, FL 33811

Phone: (863) 838-7362

Line Items

Product / Service	Price	Subtotal	Total
Pool Deck Ceiling Repair	\$2,300.00 / Ea	\$2,300.00	\$2,300.00
Scope of Work:			
• Remove bad tape line from front and back ceilings • Secure areas of the ceiling that are coming down and/or falling apart • Remud and retape areas • Sand areas • Retexture areas to match current texture • Prime all new drywall and texture • Paint complete ceiling			

This includes all labor and materials

Subtotal \$2,300.00

Total \$2,300.00

Proposal Summary

Line Item Total \$2,300.00

Proposal Total

\$2,300.00

Deposit Required

\$500.00

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Proposal #3344855

Towne Park CDD

Towne Park CDD

abailey@gmscfl.com

(407) 460-4424

219 E Livingston St

Orlando, FL 32801



Proposal # 3344855

Proposal Date 9/15/2026

Proposal Amount \$3,400.00

Job Address 219 E Livingston St

Orlando, FL 32801

John Crouthers Painting LLC

5313 Song Sparrow Ct

Lakeland, FL 33811

Phone: (863) 838-7362

Line Items

Product / Service	Price	Subtotal	Total
Exterior Painting Superpaint Preparation:	\$3,400.00 / Ea	\$3,400.00	\$3,400.00

- Perform a comprehensive pressure washing of the exterior to remove dirt, grime, and biological growth to get ready, except for the paint
- Assess all windows and reapply caulk as necessary to ensure a tight seal and prevent water intrusion.
- Thoroughly seal all visible cracks with a high-quality elastomeric stucco patch to maintain structural integrity and prevent further damage.
- If required, carefully cover all windows with protective plastic to protect from overspray during the painting process.

Application Areas:

- Repaint All Body Walls
- Repaint All Accents & Trim

Brand of Paint:

- Sherwin-Williams

Product:

- **SuperPaint.** *This amazing Acrylic Latex offers exceptional protection against the elements! It glides on effortlessly, resists fading and peeling, and even protects against dirt and mildew. A fantastic choice for lasting beauty!*
- Satin (Recommended)

Color:

- TBD

This quote does not include:

- Soffits and Fascia (Additional Fee)
- Concrete Walkways, Porches, or Decks
- Galvanized Metal
- Screen Enclosure Metal
- Attached or Detached Structures, unless otherwise stated

We are committed to ensuring your satisfaction. Please note that any unforeseen damages or repairs may incur additional charges unless otherwise specified. To ensure an accurate color match, we advise applying a sample on the wall, as colors may appear differently under varying lighting conditions. Your satisfaction with the final outcome is our highest priority.

Subtotal

\$3,400.00

Total\$3,400.00

Proposal Summary

Line Item Total\$3,400.00

Proposal Total\$3,400.00

Deposit Required

\$500.00
Sign And Date To Accept Proposal:

Customer Signature:Date:

SECTION 4



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: September 22, 2026

SUBMITTED TO:

Allen Bailey
6200 Lee Vista Blvd
Suite 300
Orlando FL 32822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland FL 33811

FALL FLOWER CHANGE

	Qty	Unit	Unit Cost	TOTAL
Flowers	750	Ea	\$2.50	\$1,875.00
			Total:	\$1,875.00

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

Submitted by: Cheryl Bachman
Date Submitted: September 22, 2026

Accepted by: _____
Date Accepted: _____

SECTION 5

ESTIMATE

Resort Pool Services

14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to

Towne Park CDD / Riverstone
3334 Medulla Road
Lakeland, FL 33811
invoices@gmscfl.com

Estimate details

Estimate no.: EST-1165
Estimate date: 09/29/2026
Valid until: 10/29/2026
Service location: Riverstone Small Pool - 3883 White Ibis Rd

#	Product or service	Qty	Rate	Amount
1.	Loose bricks	1	\$595.00	\$595.00

Estimate total **\$595.00**

Review and approve online: <https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUIkljoY211bXp1amtrMDA3Z3V6cjJuenh0cDh1bSlzInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzkwNzA1NTQ3LCJleHAiOiE3OTg0ODE1NDd9.6Cd-q-CayeiJfoQggcRXxfK0dg25SkZjc-pLatAgfVM>

Notes

The paybells are loose.

Reference: RR-1206

Approval Approve online using the link above, or sign here and return this page to us.

Printed name

Signature

Date

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

August 23, 2026 to September 19, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/25/26	1330-1334	\$ 2,838.18
	9/1/26	1335-1338	\$ 35,464.00
	9/9/26	1339-1341	\$ 4,153.47
	9/17/26	1342-1346	\$ 3,306.69
			<u>\$ 45,762.34</u>
General Fund - Autopay	8/10/26	80098	\$ 110.00
			<u>\$ 110.00</u>
Total Amount			<u>\$ 45,872.34</u>

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/25/26	00126	8/25/26 AS082526	202608 300-36900-10000 08/01 RENTAL DEP REFUND	ANTONIA SANTAMARIA	*	250.00	250.00 001330
8/25/26	00077	8/16/26 83315	202608 330-53800-47000 EVENT CLEANUP 08/16	E&A CLEANING CO	*	150.00	150.00 001331
8/25/26	00102	7/31/26 00078227	202608 310-51300-48000 NOT BOS MTG 08/04/26	USA TODAY MEDIA CORP	*	1,092.18	1,092.18 001332
8/25/26	00068	8/15/26 15755	202607 310-51300-31500 GENERAL COUNSEL JUL26	KILINSKI VAN WYK PLLC	*	846.00	846.00 001333
8/25/26	00082	8/01/26 25662	202608 320-53800-49000 FUEL CHARGE 2% AUG26	PRINCE & SONS INC.	*	500.00	500.00 001334
9/01/26	00107	8/31/26 22424	202608 320-53800-46400 POND MAINTENANCE AUG26	AQUATIC WEED MANAGEMENT, INC.	*	5,500.00	5,500.00 001335
9/01/26	00077	8/20/26 83334	202609 330-53800-47000 CLEANING SERVICE SEP26	E&A CLEANING CO	*	1,230.00	1,230.00 001336
9/01/26	00082	9/01/26 26155	202609 320-53800-46200 LANDSCAPE MAINT SEP26	PRINCE & SONS INC.	*	25,034.00	25,034.00 001337
9/01/26	00071	9/01/26 33494	202609 330-53800-48000 POOL MAINTENANCE SEP26	MCDONNELL CORPORATION DBA	*	3,700.00	3,700.00 001338
9/09/26	00077	8/27/26 13734	202608 330-53800-47000 CLEANING SUPPLIES AUG26	E&A CLEANING CO	*	35.80	35.80 001339
9/09/26	00082	9/01/26 26273	202609 320-53800-46200 FUEL CHARGE 2% SEP26	PRINCE & SONS INC.	*	500.00	500.00 001340
9/09/26	00076	9/01/26 RES 21-1	202608 310-51300-31100 ENGINEERING SVC AUG26	RAYL ENGINEERING & SURVEYING LLC	*	3,617.67	3,617.67 001341

TWPK TOWNE PARK CDD TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/17/26	00095	9/02/26 1884	202609 330-53800-48200 PEST CONTROL MEDUL SEP26	ALL AMERICAN LAWN & TREE	*	120.00	120.00 001342
9/17/26	00077	9/09/26 13757	202609 330-53800-47000 CLEANING SUPPLIES SEP26	E&A CLEANING CO	*	41.17	41.17 001343
9/17/26	00115	7/31/26 81	202607 320-53800-47500 EROSION REPAIR	GOVERNMENTAL MANAGEMENT SVC TAMPA	*	275.00	275.00 001344
9/17/26	00068	9/14/26 15997	202608 310-51300-31500 GENERAL COUNSEL AUG26	KILINSKI VAN WYK PLLC	*	2,841.69	2,841.69 001345
9/17/26	00046	9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2016 2A		*	1.86	
		9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2018 2B		*	2.18	
		9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2018 3A		*	8.76	
		9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2019 3B		*	5.60	
		9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2019 3C		*	3.76	
		9/17/26 09172026	202609 300-20700-10000 FY26 ASSESS TX S2020 3D		*	6.67	
				TOWNE PARK CDD CO US BANK			28.83 001346
				TOTAL FOR BANK A		45,762.34	

TWPK TOWNE PARK CDD TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00119	7/24/26 1579-08. 202608 330-53800-41000 3883 WHITE IBIS AUG26		SPECTRUM BUSINESS	*	110.00	110.00 080098
-----							-----
TOTAL FOR BANK Z						110.00	
TOTAL FOR REGISTER						45,872.34	

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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4	<u>Series 2016 - 2A Debt Service Fund</u>
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6	<u>Series 2018 - 3A Debt Service Fund</u>
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10	<u>Capital Projects Fund - Series 2020 3D</u>
11	<u>Capital Reserve Fund</u>
12-13	<u>Month to Month</u>
14	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 164,942	\$ -	\$ -	\$ -	\$ 164,942
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 284,965	\$ 284,965
State Board Administration	\$ 575,997	\$ -	\$ -	\$ -	\$ 575,997
Investments:					
Series 2016 - 2A					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 128,330	\$ -	\$ -	\$ 128,330
Prepayment	\$ -	\$ 682	\$ -	\$ -	\$ 682
Series 2018 - 2B					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 141,909	\$ -	\$ -	\$ 141,909
Prepayment	\$ -	\$ 158	\$ -	\$ -	\$ 158
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
Series 2018 - 3A					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 389,876	\$ -	\$ -	\$ 389,876
Prepayment	\$ -	\$ 158	\$ -	\$ -	\$ 158
Series 2019 - 3B					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 217,743	\$ -	\$ -	\$ 217,743
Series 2019 - 3C					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 125,648	\$ -	\$ -	\$ 125,648
Prepayment	\$ -	\$ 147	\$ -	\$ -	\$ 147
Series 2020 - 3D					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 175,497	\$ -	\$ -	\$ 175,497
Construction	\$ -	\$ -	\$ 17,597	\$ -	\$ 17,597
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Due from General Fund	\$ -	\$ 29	\$ -	\$ -	\$ 29
Prepaid Expenses	\$ 11,309	\$ -	\$ -	\$ -	\$ 11,309
Total Assets	\$ 756,748	\$ 2,088,205	\$ 17,597	\$ 284,965	\$ 3,147,516
Liabilities:					
Accounts Payable	\$ 12,270	\$ -	\$ -	\$ -	\$ 12,270
Due to Debt Service	\$ 29	\$ -	\$ -	\$ -	\$ 29
Total Liabilities	\$ 12,299	\$ -	\$ -	\$ -	\$ 12,299
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 11,309	\$ -	\$ -	\$ -	\$ 11,309
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 239,489	\$ -	\$ -	\$ 239,489
Debt Service - Series 2018 - 2B	\$ -	\$ 202,469	\$ -	\$ -	\$ 202,469
Debt Service - Series 2018 - 3A	\$ -	\$ 646,584	\$ -	\$ -	\$ 646,584
Debt Service - Series 2019 - 3B	\$ -	\$ 385,671	\$ -	\$ -	\$ 385,671
Debt Service - Series 2019 - 3C	\$ -	\$ 238,486	\$ -	\$ -	\$ 238,486
Debt Service - Series 2020 - 3D	\$ -	\$ 375,507	\$ -	\$ -	\$ 375,507
Capital Projects	\$ -	\$ -	\$ 17,597	\$ -	\$ 17,597
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 284,965	\$ 284,965
Unassigned	\$ 728,640	\$ -	\$ -	\$ -	\$ 728,640
Total Fund Balances	\$ 744,449	\$ 2,088,205	\$ 17,597	\$ 284,965	\$ 3,135,217
Total Liabilities & Fund Balance	\$ 756,748	\$ 2,088,205	\$ 17,597	\$ 284,965	\$ 3,147,516

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,027,756	\$ 3,613
Interest	\$ 4,000	\$ 4,000	\$ 26,762	\$ 22,762
Other Income	\$ 4,000	\$ 4,000	\$ 13,517	\$ 9,517
Total Revenues	\$ 1,032,144	\$ 1,032,144	\$ 1,068,035	\$ 35,892

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,600	\$ 2,400
Employee FICA Expense	\$ 918	\$ 842	\$ 658	\$ 184
Engineering Fees	\$ 30,000	\$ 27,500	\$ 13,827	\$ 13,673
Attorney	\$ 40,000	\$ 36,667	\$ 30,022	\$ 6,645
Annual Audit	\$ 4,200	\$ 4,200	\$ 4,100	\$ 100
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,815	\$ 9,914	\$ 9,914	\$ -
Trustee Fees	\$ 26,254	\$ 26,254	\$ 24,215	\$ 2,039
Management Fees	\$ 49,882	\$ 45,725	\$ 45,725	\$ (0)
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,300	\$ 1,192	\$ 1,199	\$ (8)
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 229	\$ 144	\$ 85
Legal Advertising	\$ 3,500	\$ 3,208	\$ 3,215	\$ (6)
Other Current Charges	\$ 600	\$ 550	\$ 454	\$ 96
Office Supplies	\$ 200	\$ 183	\$ 11	\$ 173
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 202,955	\$ 189,604	\$ 162,986	\$ 26,617

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 39,822	\$ 39,822	\$ 27,384	\$ 12,438
Field Management	\$ 22,712	\$ 20,819	\$ 20,819	\$ (0)
Landscape Maintenance	\$ 271,575	\$ 248,944	\$ 258,002	\$ (9,058)
Landscape Enhancements/Replacement	\$ 55,000	\$ 50,417	\$ 43,711	\$ 6,706
Pond Maintenance	\$ 66,000	\$ 60,500	\$ 60,500	\$ -
Electric	\$ 2,527	\$ 2,317	\$ 964	\$ 1,353
Water & Sewer	\$ 814	\$ 746	\$ 807	\$ (61)
Irrigation Repairs	\$ 12,500	\$ 12,500	\$ 16,145	\$ (3,645)
General Repairs & Maintenance	\$ 20,000	\$ 18,333	\$ 10,338	\$ 7,995
Contingency	\$ 17,500	\$ 17,500	\$ 20,572	\$ (3,072)
Subtotal Field Expenditures	\$ 508,449	\$ 471,897	\$ 459,242	\$ 12,656
Amenity Expenditures				
Electric	\$ 26,400	\$ 24,200	\$ 16,808	\$ 7,392
Water	\$ 10,000	\$ 10,000	\$ 10,257	\$ (257)
Internet & Phone	\$ 3,680	\$ 3,373	\$ 2,441	\$ 933
Playground & Equipment Lease	\$ 7,575	\$ 6,944	\$ 2,507	\$ 4,437
Pool Service Contract	\$ 45,114	\$ 41,355	\$ 43,010	\$ (1,656)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 5,500	\$ 413	\$ 5,087
Janitorial Services	\$ 22,500	\$ 20,625	\$ 17,353	\$ 3,272
Security Services	\$ 53,025	\$ 48,606	\$ 29,666	\$ 18,940
Pest Control	\$ 3,570	\$ 3,273	\$ 3,160	\$ 113
Amenity Access Management	\$ 9,734	\$ 8,922	\$ 9,095	\$ (172)
Amenity Repair & Maintenance	\$ 30,000	\$ 27,500	\$ 10,938	\$ 16,562
Dolostone Parking Improvements	\$ 15,000	\$ 15,000	\$ 8,800	\$ 6,200
Contingency	\$ 20,000	\$ 18,333	\$ 3,835	\$ 14,499
Subtotal Amenity Expenditures	\$ 252,598	\$ 233,631	\$ 158,282	\$ 75,349
Total Operations & Maintenance	\$ 761,047	\$ 705,528	\$ 617,523	\$ 88,005
Total Expenditures	\$ 964,001	\$ 895,132	\$ 780,510	\$ 114,622
Excess (Deficiency) of Revenues over Expenditures	\$ 68,142		\$ 287,526	
<u>Other Financing Sources/(Uses):</u>				
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	\$ -		\$ 219,384	
Fund Balance - Beginning	\$ -		\$ 525,065	
Fund Balance - Ending	\$ -		\$ 744,449	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 111,434	\$ (280)
Interest	\$ 4,404	\$ 4,404	\$ 7,756	\$ 3,352
Total Revenues	\$ 116,118	\$ 116,118	\$ 119,190	\$ 3,071
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		\$ 9,677	
Fund Balance - Beginning	\$ 117,771		\$ 229,812	
Fund Balance - Ending	\$ 124,377		\$ 239,489	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,763	\$ 459
Interest	\$ 3,543	\$ 3,543	\$ 6,670	\$ 3,127
Total Revenues	\$ 133,847	\$ 133,847	\$ 137,433	\$ 3,586
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		\$ 16,139	
Fund Balance - Beginning	\$ 125,174		\$ 186,330	
Fund Balance - Ending	\$ 137,727		\$ 202,469	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 526,862	\$ 1,851
Interest	\$ 12,161	\$ 12,161	\$ 22,106	\$ 9,945
Total Revenues	\$ 537,172	\$ 537,172	\$ 548,969	\$ 11,796
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		\$ 33,569	
Fund Balance - Beginning	\$ 353,930		\$ 613,015	
Fund Balance - Ending	\$ 375,702		\$ 646,584	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,028	\$ 1,184
Interest	\$ 7,663	\$ 7,663	\$ 13,582	\$ 5,919
Total Revenues	\$ 343,507	\$ 343,507	\$ 350,610	\$ 7,103
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		\$ 12,866	
Fund Balance - Beginning	\$ 203,398		\$ 372,805	
Fund Balance - Ending	\$ 209,161		\$ 385,671	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,320	\$ 795
Interest	\$ 4,723	\$ 4,723	\$ 8,431	\$ 3,708
Total Revenues	\$ 230,248	\$ 230,248	\$ 234,750	\$ 4,503
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		\$ 10,900	
Fund Balance - Beginning	\$ 113,955		\$ 227,585	
Fund Balance - Ending	\$ 120,352		\$ 238,486	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 401,335	\$ 1,410
Interest	\$ 7,857	\$ 7,857	\$ 13,827	\$ 5,971
Total Revenues	\$ 407,782	\$ 407,782	\$ 415,163	\$ 7,381
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		\$ 15,044	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,240)	\$ (6,240)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,240)	\$ (6,240)
Net Change in Fund Balance	\$ 7,663		\$ 8,804	
Fund Balance - Beginning	\$ 165,339		\$ 366,702	
Fund Balance - Ending	\$ 173,002		\$ 375,507	

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

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 434	\$ 434
Total Revenues	\$ -	\$ -	\$ 434	\$ 434
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 434	\$ 434
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,240	\$ 6,240
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,240	\$ 6,240
Net Change in Fund Balance	\$ -	\$ -	\$ 6,673	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 10,924	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 17,597	\$ -

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest	\$ 866	\$ 866	\$ 6,810	\$ -
Total Revenues	\$ 866	\$ 866	\$ 6,810	\$ -
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 866		\$ 6,810	
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		\$ 74,952	
Fund Balance - Beginning	\$ 198,338		\$ 210,013	
Fund Balance - Ending	\$ 267,345		\$ 284,965	

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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	\$ 2,234	\$ -	\$ 26,762
Other Income	\$ 560	\$ 9,057	\$ 250	\$ 500	\$ -	\$ 340	\$ 580	\$ 560	\$ 740	\$ 650	\$ 280	\$ -	\$ 13,517
Total Revenues	\$ 1,785	\$ 42,903	\$ 950,807	\$ 15,470	\$ 10,483	\$ 8,379	\$ 14,670	\$ 6,240	\$ 11,497	\$ 3,288	\$ 2,514	\$ -	\$ 1,068,035
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 8,600
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ 61	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 658
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,992	\$ 158	\$ 645	\$ 178	\$ 338	\$ 1,003	\$ 3,618	\$ -	\$ 13,827
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ 2,709	\$ 2,542	\$ 630	\$ 2,730	\$ 846	\$ 2,842	\$ -	\$ 30,022
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	\$ 901	\$ -	\$ 9,914
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	\$ 4,157	\$ -	\$ 45,725
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ 11	\$ 16	\$ 52	\$ 385	\$ 116	\$ 21	\$ -	\$ 1,199
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ 4	\$ 54	\$ 14	\$ 3	\$ -	\$ 5	\$ -	\$ 144
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670	\$ 232	\$ -	\$ -	\$ 1,092	\$ -	\$ 3,215
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ 43	\$ 46	\$ 45	\$ 43	\$ 68	\$ 58	\$ -	\$ 454
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ 11
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	\$ 10,394	\$ 14,041	\$ -	\$ 162,986

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
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	\$ 1,893	\$ -	20,819
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,534	\$ 25,104	\$ -	258,002
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	\$ 5,500	\$ -	60,500
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	\$ 275	\$ -	\$ -	10,338
Contingency	\$ 87	\$ 3,431	\$ 1,279	\$ 6	\$ -	\$ 15,044	\$ -	\$ -	\$ 225	\$ -	\$ 500	\$ -	20,572
Subtotal Field Expenditures	\$ 66,231	\$ 39,974	\$ 28,522	\$ 32,664	\$ 36,105	\$ 48,584	\$ 33,863	\$ 65,485	\$ 37,988	\$ 36,830	\$ 32,997	\$ -	459,242
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	\$ 220	\$ -	2,441
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	\$ 3,700	\$ -	43,010
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	\$ 1,928	\$ -	17,353
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ 4,108	\$ 2,308	\$ 3,546	\$ 2,523	\$ 2,423	\$ 969	\$ -	29,666
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ -	3,160
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ 811	\$ 811	\$ 811	\$ 965	\$ 825	\$ 811	\$ -	9,095
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,395	\$ 95	\$ 1,854	\$ 504	\$ 828	\$ 2,399	\$ 770	\$ -	10,938
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	\$ 8,639	\$ -	158,282
Total Operations & Maintenance	\$ 88,103	\$ 52,178	\$ 47,237	\$ 46,308	\$ 48,588	\$ 62,353	\$ 47,883	\$ 79,847	\$ 52,002	\$ 51,390	\$ 41,635	\$ -	617,523
Total Expenditures	\$ 135,835	\$ 63,904	\$ 60,759	\$ 54,965	\$ 65,524	\$ 71,468	\$ 58,262	\$ 86,327	\$ 66,006	\$ 61,783	\$ 55,676	\$ -	780,510
Excess (Deficiency) of Revenues over Expenditures	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (55,041)	\$ (63,089)	\$ (43,592)	\$ (80,087)	\$ (54,509)	\$ (58,496)	\$ (53,162)	\$ -	287,526
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)	\$ (58,496)	\$ (53,162)	\$ -	219,384

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)	\$ -	\$ 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