

***Towne Park
Community Development District***

Agenda

November 3, 2026

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 27, 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, November 3, 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 October 6, 2026, Board of Supervisors Meeting
4. Consideration of Work Authorization for Stormwater Needs Analysis
5. Status of Quartz Ct. and Pumice Dr. Drainage Swale and Easement Conditions
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Staff Reports
 - A. Attorney
 - i. Status of Outstanding Encroachment Notices—Wood Thrush Way and Dolostone Drive
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Painting & Repairs at Amenity 1
 - a. Corex
 - b. Hue
 - c. John Crouthers
 - ii. Consideration of Proposal of Picnic Table Replacement at Amenity 2 Playground
 - 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, **October 6, 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 *via Zoom*
Tom Zimmerman
Roger Runyon
Zabrina Sides

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Patrick Collins
Alan Rayl *via Zoom*
Allen Bailey

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. All five Board members were in attendance.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident Gardel Scott expressed concerns regarding drainage on Quartz Court. Ms. Adams stated that the matter was included on the meeting agenda and would be addressed under the Sixth Order of Business.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 1,
2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the September 1, 2026, Board of Supervisors meeting. No corrections were requested.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Minutes of the September 1, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Review of Southwest Florida Water
Management District (SWFWMD)
Compliance Matter**

A. Correspondence and Dolostone Exhibit from SWFWMD

Ms. Adams reviewed correspondence from Bob Dasta of the Southwest Florida Water Management District regarding the Dolostone Drive drainage compliance matter, together with the drainage exhibit and permit included in the agenda materials.

B. District Engineer's Preliminary Inspection, Finds and Recommendation

Mr. Rayl reported on his preliminary inspection of the Dolostone Drive drainage area. He identified fences encroaching into the drainage easement and swale and recommended removal of the encroaching portions to allow further evaluation of the swale and any necessary corrective work. He also recommended obtaining proposals and field elevation measurements.

The Board directed staff to send encroachment notices to the owners of 6331, 6335, and 6339 Dolostone Drive, requiring removal of the encroaching fence portions within 45 days.

FIFTH ORDER OF BUSINESS

**Review of Correspondence and Status of
Encroachment at 5220 Wood Thrush Way**

Ms. Adams reported that the fence encroachment at 5220 Wood Thrush Way remained unresolved as of October 5, 2026, despite the previously authorized notice. The Board directed District Counsel to send a second notice requiring removal of the encroaching fence portions within 20 days.

SIXTH ORDER OF BUSINESS

**Review of Quartz Ct. and Pumice Dr.
Drainage Swale and Easement**

The Board discussed drainage concerns involving the swale and easement near Quartz Court and Pumice Drive, including possible fence obstructions. Mr. Rayl explained that the swale's relatively flat profile affected drainage. He agreed to investigate the nearby path, drainage from that area, and whether existing fences impeded flow through the swale. Further consideration was deferred to the November 2026 meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reported that he would follow up on the encroachment notices discussed earlier in the meeting, including the unresolved matter at 5220 Wood Thrush Way. He had no additional report.

B. Engineer

The Board requested that Mr. Rayl present a proposal or work authorization for the stormwater needs report at the November 2026 meeting. Mr. Rayl agreed to provide the proposal, with a schedule allowing completion in advance of the applicable reporting deadline.

Mr. Rayl recalled the question from last month regarding erosion at 5203 White Egret and he confirmed the address was outside of the CDD boundary.

C. Field Manager's Report

Mr. Bailey presented the Field Management Report.

i. Consideration of Fiscal Year 2027 Contract Increases

a. All American Lawn & Tree Specialist

Mr. Bailey reported a 5% increase in pest control.

b. Aquatic Weed Management, Inc.

Mr. Bailey reported an increase of 4% taking the District from \$66k to \$68,640.

c. Resort Pool Services

Mr. Bailey noted Resort Pools requested an increase from \$3,700 to \$3,810. He noted all these increases have already been provided for in the budget.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Fiscal Year 2027 Contract Renewals, were approved.

i. Consideration of Proposals for Holiday Decorations**a. Festive Glow****b. GMS CFL LLC**

Mr. Bailey reviewed a \$5,000 proposal from Festive Glow and a \$3,487 proposal from GMS CFL LLC for holiday decorations. The Board discussed adding holiday wreaths at the monuments to the GMS scope.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the GMS CFL LLC Proposal – NTE \$5k adding monument holiday wreaths to the scope, was approved.

ii. Consideration of Proposals for Pool Deck Ceiling Repair

Mr. Bailey reviewed proposals from John Crouthers Painting to repaint the entire amenity for \$3,400 and repair the cracks for \$2,300. Mr. Bailey will bring back additional proposals.

iii. Consideration of Proposal for Fall Flower Change

Mr. Bailey presented a proposal for the fall flower switch out for 750 plants for a total cost of \$1,875.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Proposal for Fall Flower Change, was approved.

iv. Consideration of Proposal for Paver Repair

Mr. Bailey stated some loose pavers need to be secured. He presented a proposal from Resort Pools for paver repairs for \$595.

On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Resort Pools Proposal for Paver Repair, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register from August 23 through September 19, 2026, totaling \$45,872.34.

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 through the end of August.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

October 28, 2026

Mr. Greg Jones
Towne Park CDD
c/o Ms. Tricia Adams
District Manager
219 East Livingston Street
Orlando, Florida 32801
Phone: 407-841-5524
Fax: 407-839-1526



**Re: Towne Park CDD Stormwater Needs Analysis
RES # 21-188**

Dear Mr. Jones,

Rayl Engineering and Surveying, LLC ("Consultant") is pleased to submit this letter agreement ("Agreement") to the Towne Park CDD ("Client") for Professional services for the project referenced above. Our scope of services, fee, and schedule are shown below.

Task 1 Stormwater Needs Analysis: The Consultant will prepare a Stormwater Needs Analysis to enable the District to comply with the Chapter No. 2021-194, Laws of Florida (HB 53, 2021 Session). This section requires all local governments (including CDDs) with wastewater or stormwater management systems to create a 20-year needs analysis, including a description of the system, the number of future residents served, revenues and expenditures, maintenance costs, etc., and transmit the analysis to the Legislature's Office of Economic and Demographic Research (EDR). The next transmittal deadline is June 2027.

To that end, the Consultant will prepare the required Stormwater Needs Assessment in a format that will comply with the provisions of the statute and submit same to the EDR on behalf of the District. Updating of the District's Assessment will be an ongoing activity, as the statute requires the document to be revisited and updated every 5 years. This agreement will cover the preparation and submittal of the current document. Future occurrences will be addressed in separate proposals.

Additional Services:

We present this as a comprehensive proposal, however, we remain available to provide Additional Services, as requested. If not provided for as a Lump Sum Fee Task, these Additional Services will be billed at our then current hourly rates, a copy of which are attached, and may include but are not limited to:

- Civil Engineering Design or Permitting Services, not specified above, including utilities, SWFWMD ERP, Polk County, and FDOT permitting.
- Coordination or meetings not described above, including but not limited to additional meetings with the Client, other Consultants, Applicants or their representatives, Attorneys, or Regulatory Officials or staff.
- Land surveying services, including boundary, topographic, as-built surveying, or construction staking.
- Construction services, including pre-construction meeting(s), observation, or inspections.

A copy of the hourly rate schedule is attached to this proposal and is included by reference.

Services Not Included:

- Geotechnical Engineering, testing, or materials certification services
- Environmental Assessments
- Payment of application, connection, permitting, or any other project related fees
- Traffic studies
- NPDES permitting
- Land Use/Zoning changes/PD Modifications and public hearings
- Landscape Architecture or Irrigation design services
- Final Platting

**Schedule:**

The Consultant will commence work immediately upon receipt of this signed Agreement.

Fee and Billing:

Task 1: All services will be performed at our then current hourly rates, not to exceed \$6,000 without additional authorization.

All direct project reimbursable expenses such as overnight mail and copying/printing costs will be billed at 1.15 times their actual cost. Mileage will be billed for all project related travel.

The Client is responsible for all recording, application, impact, connection, or permitting fees, if applicable.

Invoices will be issued monthly and will represent the progress of the work completed at the time of the issuance of the invoice. Invoices are due and payable upon receipt and are considered past due if outstanding over 25 days.

The Client will receive invoices via email. If an original (via mail) copy is desired, please provide a mailing address in the space located below the Authorization to Proceed.

Authorization to Proceed:

This Agreement is subject only to the attached Terms and Conditions, receipt of which is hereby acknowledged. By signing below, the Client is authorizing the Consultant to proceed with the services outlined herein, for the stated fees, subject to those Terms and Conditions.



Rayl Engineering and Surveying, LLC appreciates the opportunity to be of service to you. If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be "Alan L. Rayl".

Alan L. Rayl, PE, PSM
Registered Professional Engineering
Registered Professional Surveyor & Mapper in FL
Rayl Engineering and Surveying, LLC

Attachments: Hourly Rate Schedule, Terms and Conditions

Client Authorization

Accepted by: _____ Date: _____

Printed Name/Title: _____

SECTION V



© TwXBWDPcXNuxEK Timemark Verified



Sep 01, 2026 15:31

4483 Quartz Ct, Lakeland, FL 33811

27.967062°N, 82.038905°W



© LC6UCA3RBN6T4K Timemark Verified



Sep 01, 2026 15:35

4483 Quartz Ct, Lakeland, FL 33811

27.967338°N, 82.038440°W



© NP36PTRWYAEUHU Timemark Verified



Sep 01, 2026 15:35

4483 Quartz Ct, Lakeland, FL 33811

27.967338°N, 82.038440°W



Sep 01, 2026 15:36

4483 Quartz Ct, Lakeland, FL 33811

27.967430°N, 82.038619°W

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Sep 01, 2026 15:36

4483 Quartz Ct, Lakeland, FL 33811

27.967430°N, 82.038619°W



Sep 01, 2026 15:36

4483 Quartz Ct, Lakeland, FL 33811

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Sep 01, 2026 15:36

4483 Quartz Ct, Lakeland, FL 33811

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Oct 26, 2026 12:14

4480 Quartz Ct, Lakeland, FL 33811

27.966895°N, 82.039008°W



Oct 26, 2026 12:17

4480 Quartz Ct, Lakeland, FL 33811

27.966875°N, 82.039025°W



Oct 26, 2026 12:17

4480 Quartz Ct, Lakeland, FL 33811

27.966875°N, 82.039025°W



Oct 26, 2026 12:19

4480 Quartz Ct, Lakeland, FL 33811

27.966881°N, 82.039049°W



Oct 26, 2026 12:19

4480 Quartz Ct, Lakeland, FL 33811

27.966881°N, 82.039049°W

From: Alan Rayl alan@raylengineering.com  

Subject: RE: Towne Park - Re-inspection Photos

Date: October 26, 2026 at 1:08 PM

To: Tricia Adams tadams@gmscfl.com

Cc: Brittany Brookes bbrookes@gmscfl.com, Valerie Wheatley Valerie@raylengineering.com, Allen Bailey abailey@gmscfl.com

AR

Regarding the sidewalk culvert at Quartz Court:

The upstream end is clear. About 6" of standing water. Water was not flowing.

The downstream end is overgrown and not visible; likely obstructing free flow conditions. Recommend immediate mowing/trimming to recover the mitered end section and keep the downstream channel maintained with minimal vegetation height along the remainder of the downstream channel (approximately 375 LF).

Valerie will send additional Timemark photos for illustration.

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
c 813-857-6921
alan@raylengineering.com
www.raylengineering.com



SECTION VI

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 2026 (the “**Effective Date**”), by and between **PayGOV.US, LLC**, an Indiana limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Towne Park Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without

deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit

PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("iStream") as described in Section 14 and the card processors PGV identifies to

the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written

approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A

DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

SECTION A



KILINSKI
VAN WYK

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

October 7, 2026

VIA CERTIFIED U.S. MAIL

Current Occupant
5220 Wood Thrush Way
Lakeland, Florida 33811

**RE: SECOND AND FINAL DEMAND
Towne Park Community Development District – Property Encroachment**

To the Current Occupant of 5220 Wood Thrush Way:

My firm serves as District Counsel for the Towne Park Community Development District (“District”). This letter follows the District’s previous letter dated August 7, 2026, sent by the District’s Manager, a copy of which is enclosed here for reference, advising that the fence at the rear of your lot at the above-referenced address encroaches upon a drainage easement in favor of the District without the District’s authorization. The District requested you remove the existing fence from the easement, and according to a recent review, you have not complied with the District’s request. Your fence continues to encroach on the District’s easement and impedes the District’s ability to perform its legally required maintenance obligations. **Accordingly, this letter constitutes final notice of the District’s formal demand to remove your fence from the ten (10) foot drainage easement at the rear boundary of your lot by October 27, 2026.**

If you fail to remove the fence and do not restore the District’s access to the easement by **October 27, 2026**, the District may, in its discretion and without further notice, remove the fence itself and charge you for the cost thereof, suspend your privileges to use the District’s amenity facilities due to your interference with the District’s legally required maintenance obligations, or take any other action available under the law. The District reserves all rights with regard to any prior or future activities affecting District access to District property, including but not limited to the right to recover any fines or penalties the District incurs due to your activities or to remedy any impact to the affected property.

Please contact the District Manager at tadams@gmscfl.com¹ or (407) 841-5524 ext. 138 to confirm your removal of the fence by the deadline provided above, or if you have any questions. Thank you for your prompt attention to this important matter.

Sincerely,

/s/ Patrick Collins, Esq.
District Counsel

Enclosure

cc (via e-mail only): Tricia Adams, District Manager

¹ 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.

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 7, 2026

VIA 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.

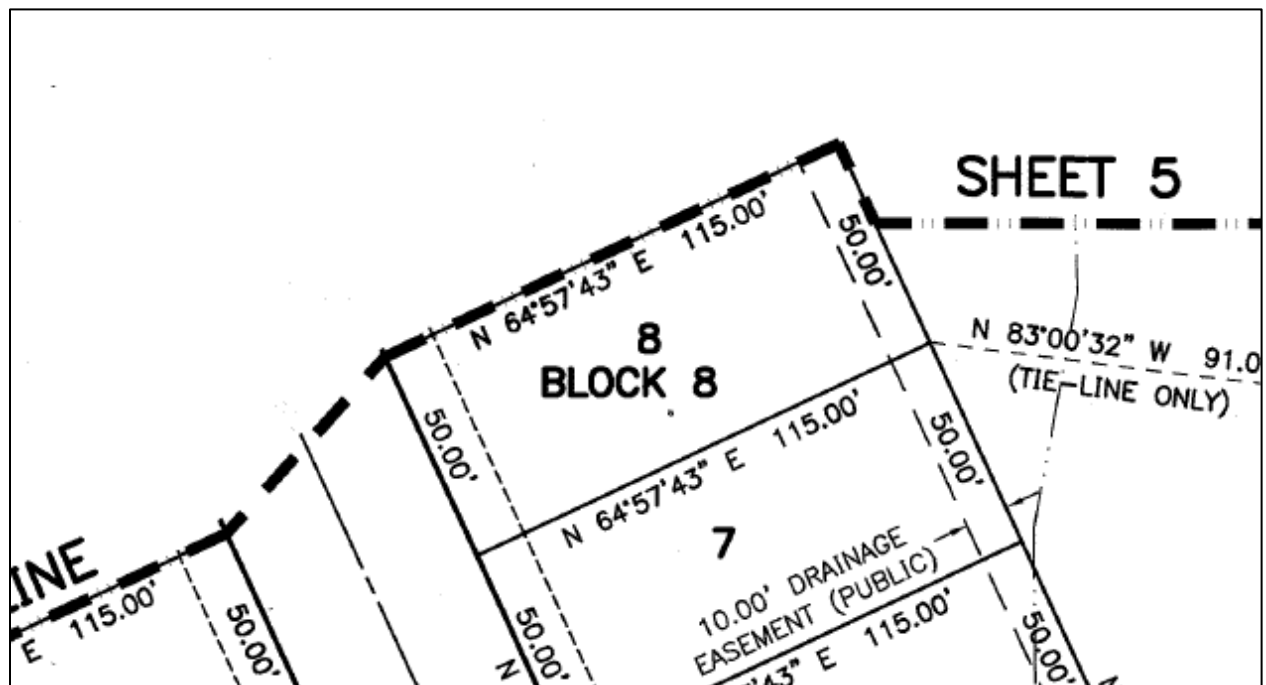
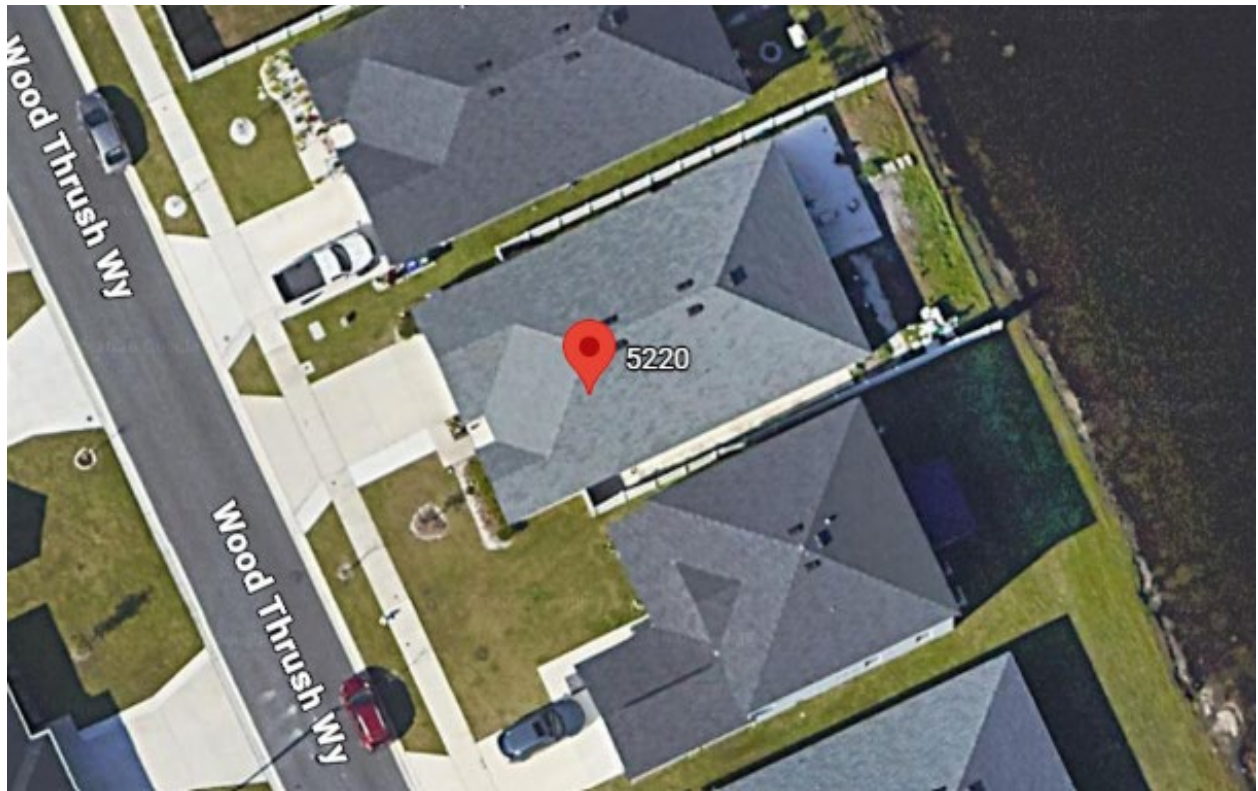
Sincerely,

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.



Towne Park Community Development District

c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street, Orlando, Florida 32801

October 12, 2026

VIA U.S. MAIL

Johnny and Paola Jaramillo
6331 Dolostone Drive
Lakeland, Florida 33811

Re: Towne Park Community Development District – Property Encroachment

Dear Mr. and Mrs. Jaramillo:

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 by District staff and the Southwest Florida Water Management District (“**SWFWMD**”) shows that the fences straddling your east and south property lines extend into drainage easements (“**Easements**”) in favor of the District located at the rear and eastern boundaries of your property¹, a depiction of which is enclosed with this letter. These Easements function as a part of the District’s stormwater management infrastructure, and the District is responsible for the operation and maintenance of these Easements.

The SWFWMD has determined that fences encroaching in these Easements are impeding the flow of water through the District’s surface water management system which may result in standing water and flooding. Further, the unauthorized installation of fence improvements on property in favor of the District is prohibited. As such, **the District demands you remove the encroaching fences from the Easements within forty-five (45) days of the date of this letter.**

While we assume these encroachments were an oversight and look forward to resolving this issue amicably, please be aware that if the encroaching fences are not removed, the District may remove the encroachments, seek an injunction against you, or otherwise take legal action to have the encroachments 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 Easements or adjacent District property.

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

Sincerely,

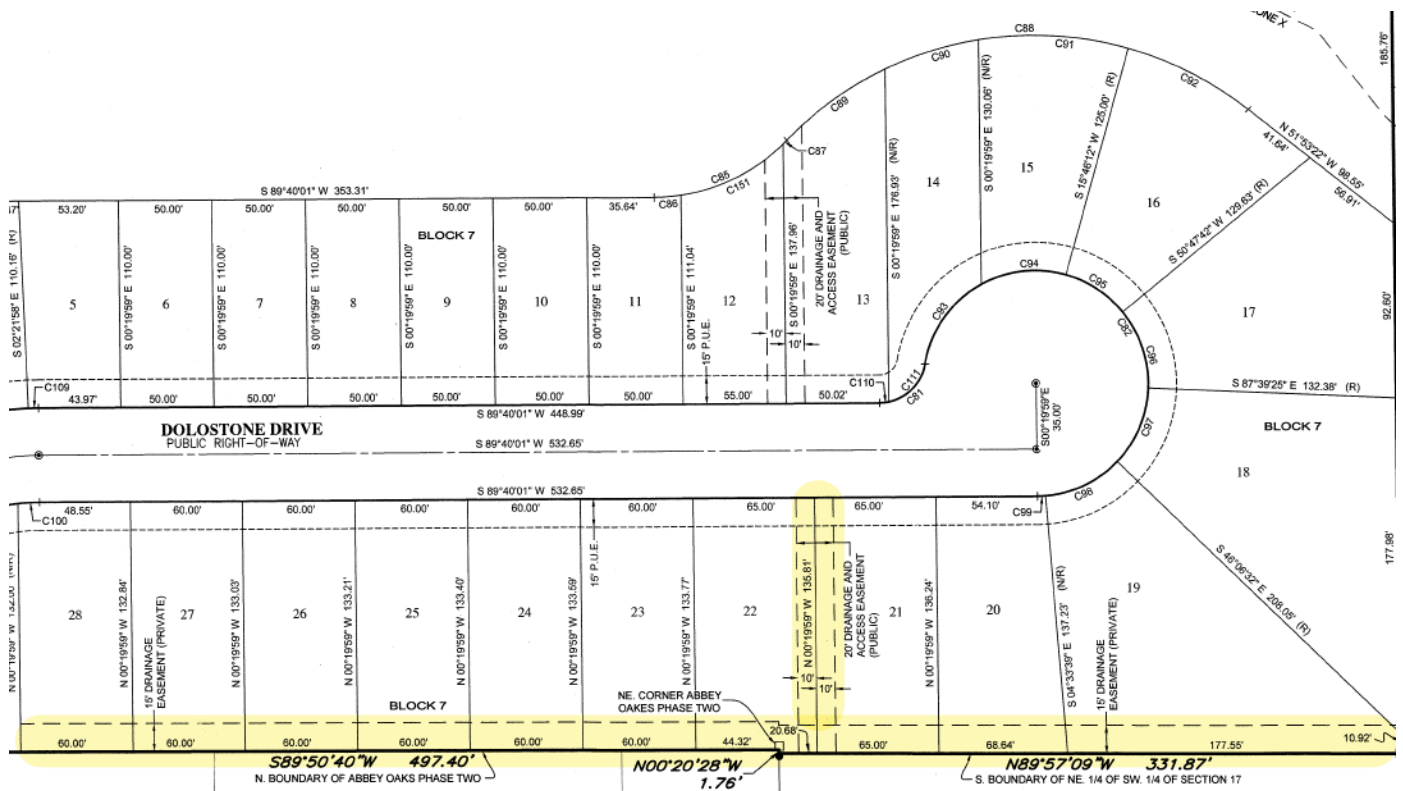
Tricia Adams
District Manager

Enclosures

cc via e-mail: District Counsel

¹ The relevant property encompassing the Easement is identifiable as Lot 222 of Block 7 as depicted on the Plat titled “*Riverstone Phase 3 and 4*” recorded in Plat Book 180, Pages 48, et seq., of the Official Records of Polk County, Florida.

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.



*Easement area indicated in yellow

Towne Park Community Development District

c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street, Orlando, Florida 32801

October 12, 2026

VIA U.S. MAIL

Current Occupant
6335 Dolostone Drive
Lakeland, Florida 33811

Re: Towne Park Community Development District – Property Encroachment

Dear Current Occupant of 6335 Dolostone Drive:

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 by District staff and the Southwest Florida Water Management District (“**SWFWMD**”) shows that the fences straddling your west and south property lines extend into drainage easements (“**Easements**”) in favor of the District located at the rear and western boundaries of your property¹, a depiction of which is enclosed with this letter. These Easements function as a part of the District’s stormwater management infrastructure, and the District is responsible for the operation and maintenance of these Easements.

The SWFWMD has determined that fences encroaching in these Easements are impeding the flow of water through the District’s surface water management system which may result in standing water and flooding. Further, the unauthorized installation of fence improvements on property in favor of the District is prohibited. As such, **the District demands you remove the encroaching fences from the Easements within forty-five (45) days of the date of this letter.**

While we assume these encroachments were an oversight and look forward to resolving this issue amicably, please be aware that if the encroaching fences are not removed, the District may remove the encroachments, seek an injunction against you, or otherwise take legal action to have the encroachments 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 Easements or adjacent District property.

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

Sincerely,

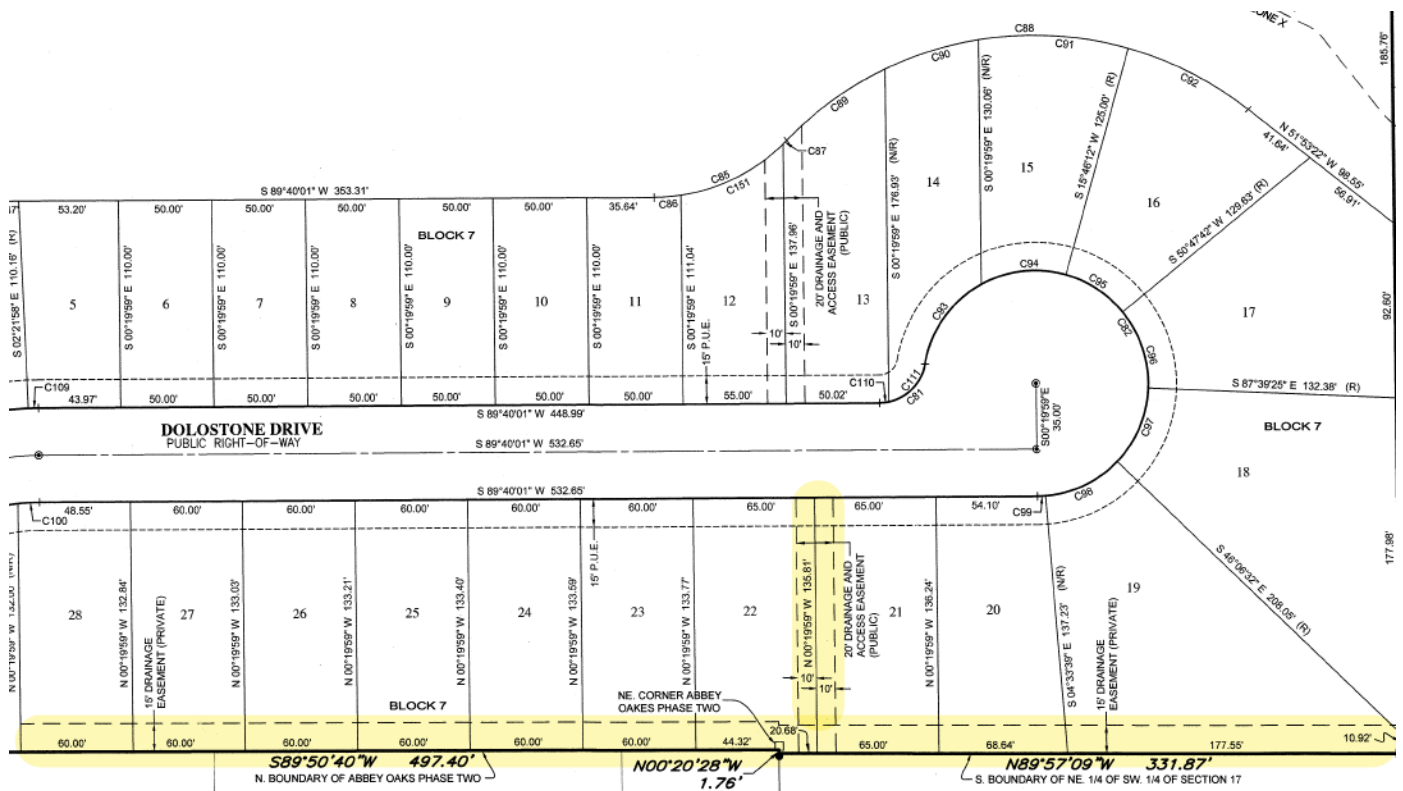
Tricia Adams
District Manager

Enclosures

cc via e-mail: District Counsel

¹ The relevant property encompassing the Easement is identifiable as Lot 21 of Block 7 as depicted on the Plat titled “*Riverstone Phase 3 and 4*” recorded in Plat Book 180, Pages 48, et seq., of the Official Records of Polk County, Florida.

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.



*Easement area indicated in yellow

Towne Park Community Development District

c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street, Orlando, Florida 32801

October 12, 2026

VIA U.S. MAIL

Majda Ettore
6339 Dolostone Drive
Lakeland, Florida 33811

Re: Towne Park Community Development District – Property Encroachment

Dear Ms. Ettore:

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 by District staff and the Southwest Florida Water Management District (“**SWFWMD**”) shows that the fence at the rear of your property line extends into the fifteen (15) foot drainage easement (“**Easement**”) in favor of the District located at the rear of your property¹, a depiction of which is enclosed with this letter. This Easement functions as a part of the District’s stormwater management infrastructure, and the District is responsible for the operation and maintenance of this Easement.

The SWFWMD has determined that fences encroaching in this Easement are impeding the flow of water through the District’s surface water management system which may result in standing water and flooding. Further, the unauthorized installation of fence improvements on property in favor of the District is prohibited. As such, **the District demands you remove the encroaching 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.

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,

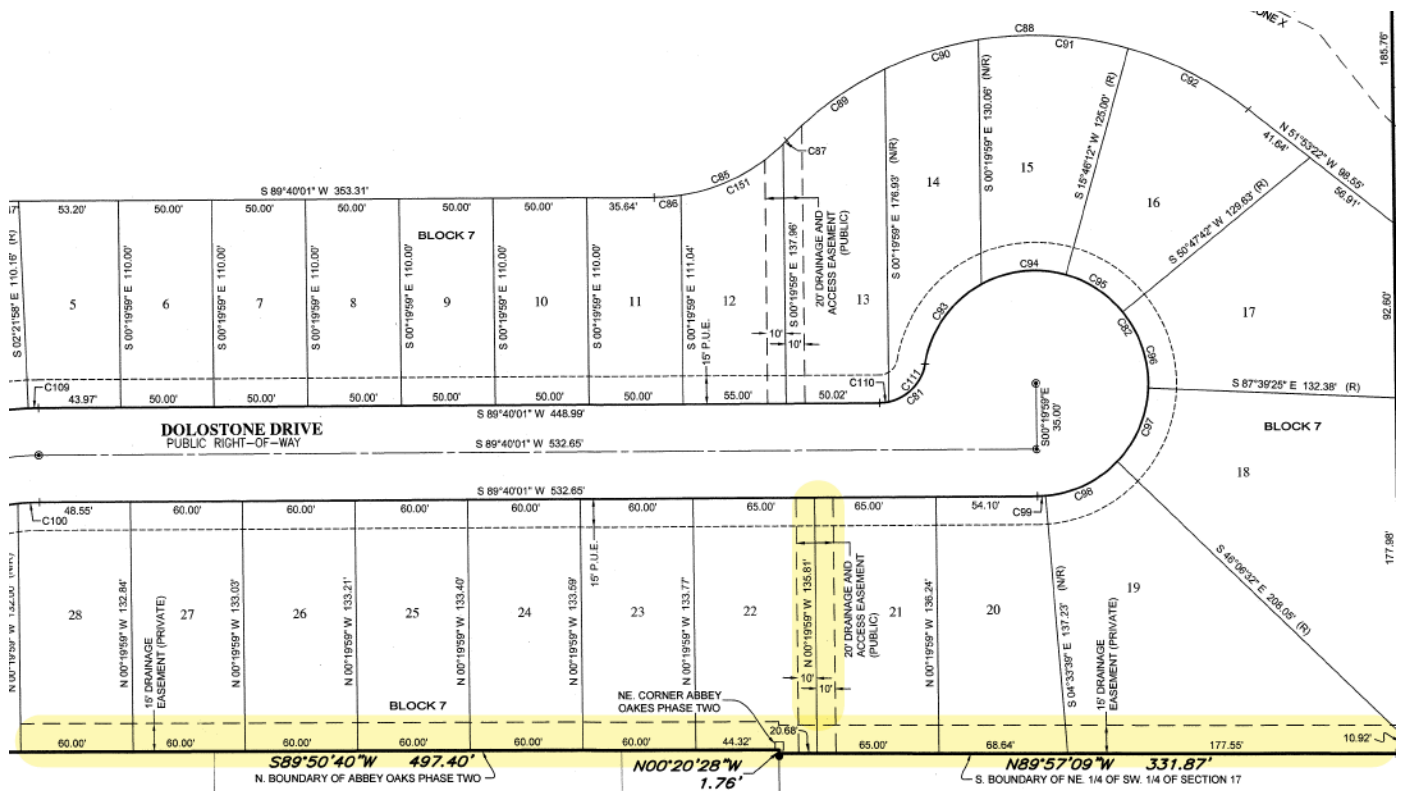
Tricia Adams
District Manager

Enclosures

cc via e-mail: District Counsel

¹ The relevant property encompassing the Easement is identifiable as Lot 20 of Block 7 as depicted on the Plat titled “*Riverstone Phase 3 and 4*” recorded in Plat Book 180, Pages 48, et seq., of the Official Records of Polk County, Florida.

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.



*Easement area indicated in yellow

Encroachments

- ✚ The fence at 5220 Wood Thrush Way has not been corrected.
- ✚ The fences at 6331, 6335, and 6339 Dolostone are currently encroaching on the stormwater swale.

Encroachments Nov





© MELEBCLMEH4UHA Timemark Verified



Sep 29, 2026 12:53

6307 Dolostone Dr, Lakeland, FL 33811

27.956357°N, 82.033207°W

Photo by
Timemark



© KERGMALMCBT3NP Timemark Verified



Sep 29, 2026 12:55

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark



© CYXDR3UAXEHUGE Timemark Verified



Sep 29, 2026 12:55

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark



Sep 29, 2026 12:57

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark

© C9RYHM1DPXXDBK Timemark Verified



Sep 29, 2026 12:59

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark

© 3T9UE6UC223A41 Timemark Verified



Sep 29, 2026 13:00

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark

© PCUTKY2HCDCL4T Timemark Verified



Sep 29, 2026 13:00

6307 Dolostone Dr, Lakeland, FL 33811

27.956540°N, 82.032118°W

Photo by
Timemark

© TDUCLW46B9MNWB Timemark Verified

SECTION C

Towne Park CDD

Field Management Report

Completed Items

- The area monument has been pressure-washed to remove accumulated dirt and improve its overall appearance. Minor repairs have also been completed to address areas requiring attention and help maintain the monument's condition.
- Following recent rainfall, some pavers at Amenity 1 experienced sinking and unevenness. The affected pavers were lifted and adjusted to address these issues and improve the consistency of the walking surface.
- The pool chairs have been returned to their designated locations, restoring the amenity area for resident use. The pool deck has been organized to maintain a clean, orderly, and welcoming environment for residents to enjoy.



Contracted Services

- The landscaping contractor continues to perform scheduled maintenance throughout the community, keeping common areas and landscaped spaces clean, orderly, 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 deliver reliable service, ensuring the amenity restrooms and dog stations remain clean, sanitary, and properly maintained.
- 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 .

TOWNE PARK CDD

AMENITY CENTER PAINTING & CEILING REPAIRS

Smaller amenity area | Two buildings

PREPARED FOR

ALLEN BAILEY
GMS / TOWNE PARK CDD

PROJECT

EXTERIOR PAINTING
POOL DECK CEILING

PROPOSAL DATE

OCTOBER 19, 2026
LUMP-SUM PROPOSAL

2 BUILDINGS

EXTERIOR REPAINT

2 SCOPES

PAINTING + CEILING REPAIR

\$5,450

TOTAL INVESTMENT

Labor, materials, equipment, mobilization and cleanup included.

CLEAR PROJECT DELIVERY



PREPARE



REPAIR



PAINT



CLOSEOUT

PROJECT OVERVIEW

Core X Construction LLC proposes exterior repainting of both buildings at the smaller Towne Park amenity area, together with repairs and repainting of the pool deck ceiling. The following two scopes include labor, materials, equipment, mobilization and cleanup.

01 EXTERIOR PAINTING

\$3,275

- Pressure wash exterior surfaces to remove dirt, grime and biological growth before painting.
- Inspect windows and renew caulking as needed. Seal visible stucco cracks with a high-quality elastomeric stucco patch.
- Protect windows with plastic where needed to prevent overspray.
- Repaint exterior body walls, accents and trim on both buildings.

Paint system: Sherwin-Williams SuperPaint acrylic latex. Satin finish recommended; colors to be selected by the District.

02 POOL DECK CEILING REPAIRS

\$2,175

- Remove failing tape lines from the front and back ceilings.
- Secure loose ceiling areas that are coming down or separating.
- Remud and retape affected areas, sand smooth, and retexture to match the existing finish.
- Prime all new drywall and textured repair areas.
- Paint the complete ceiling.

Ceiling repair and painting includes all labor and materials for the work described above.

PROJECT INVESTMENT

DESCRIPTION	AMOUNT
Exterior painting - both amenity buildings	\$3,275
Pool deck ceiling repairs and painting	\$2,175
TOTAL LUMP-SUM PRICE	\$5,450

Includes labor, materials, equipment, mobilization and final cleanup.

SCOPE CLARIFICATIONS

Exterior painting exclusions: Soffits and fascia; concrete walkways, porches and decks; galvanized metal; screen enclosure metal; and other attached or detached structures not expressly included. The two amenity buildings and the pool deck ceiling work described on page 2 are included.

Additional repairs: Unforeseen damage or repairs beyond the listed scope require separate written approval before additional work proceeds.

PROJECT TERMS

Schedule: Coordinated upon written approval; weather and site conditions permitting.

Payment: Due upon completion.

Colors: District approval of colors and a sample is required before full application.

ACCEPTANCE & AUTHORIZATION

Approved project price: **\$5,450**

Authorized representative / title

Signature

Date

SECTION b.



Hue Painting

RECIPIENT:

Allen Bailey
3883 White Ibis Road
Lakeland, Florida 33811

Quote #79

Sent on Oct 25, 2026

Total \$6,400.00

Product/Service	Description	Qty.	Unit Price	Total
Exterior Painting	We will begin by pressure washing the entire exterior to ensure a clean surface. Following this, we will apply a clear coat sealer for maximum protection. Next, we will address any cracks and repair damaged ceilings. After these preparations, we will apply two coats of paint to all designated areas, including siding, eaves, fascia, window trim, doors, pillars, and patio covers. The cost includes the paint, and we also offer a 5-year warranty on our services.	1	\$6,400.00	\$6,400.00

A deposit of \$1,700.00 will be required to begin.

Total **\$6,400.00**

This quote is valid for the next 30 days, after which values may be subject to change.

SECTION C.

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 Scope of Work:	\$2,300.00 / Ea	\$2,300.00	\$2,300.00

- 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
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Proposal Summary

Line Item Total	\$3,400.00
-----------------	------------

Proposal Total	\$3,400.00
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Deposit Required

\$500.00

Sign And Date To Accept Proposal:

Customer Signature:	Date:
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SECTION 22

AMENITY PICNIC TABLE PROPOSAL

Towne Park Community Development District (CDD)

PREPARED FOR	PREPARED BY
Towne Park CDD	Governmental Management Services – CF, LLC 219 E. Livingston Street, Orlando, FL 32801



Scope of Work

Supply and install one 6-foot picnic table at the Amenity 2 playground, as illustrated in the product image.

Qty.	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
	Materials		\$1,032.00
	TOTAL PROPOSAL AMOUNT		\$1,582.00

Proposal valid for thirty (30) days from the proposal date.

District Authorization: _____

Date: _____

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

September 20, 2026 to October 24, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/22/26	1347-1348	\$ 1,380.00
	9/22/26	1349	\$ 8,118.86
	10/6/26	1350-1357	\$ 41,517.10
	10/13/26	1358-1365	\$ 13,139.25
	10/20/26	1366-1371	\$ 71,125.38
			<u>\$ 135,280.59</u>
General Fund - Autopay			
	9/29/26	80099-80107	\$ 4,877.96
			<u>\$ 4,877.96</u>
Payroll			
	<u>Supervisors - September 2026</u>		
	Gregory M. Jones	50082	\$ 184.70
	Roger D Runyon	50083	\$ 184.70
	Zabrina L Sides	50084	\$ 184.70
	Thomas D Zimmerman	50085	\$ 184.70
	Jennifer Tidwell	50086	\$ 184.70
		<u>Supervisor Total</u>	<u>\$ 923.50</u>
	<u>Supervisors - October 2026</u>		
	Gregory M. Jones	50087	\$ 184.70
	Roger D Runyon	50088	\$ 184.70
	Zabrina L Sides	50089	\$ 184.70
	Thomas D Zimmerman	50090	\$ 184.70
	Jennifer Tidwell	50091	\$ 184.70
		<u>Supervisor Total</u>	<u>\$ 923.50</u>
Total Amount			\$ 142,005.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/22/26	00077	9/01/26	83406	202609 330-53800-47000				*	150.00		
		9/20/26	83443	202609 300-15500-10000				*	1,230.00		
				EVENT CLEANUP 09/01							
				CLEANING SERVICE OCT26							
							E&A CLEANING CO			1,380.00	001347
9/22/26	00010	9/17/26	34220	202609 300-15500-10000				*	33,250.00		
				FY27 INSURANCE PREMIUM							
							EGIS INSURANCE AND RISK ADVISORS			33,250.00	001348
10/20/26	00010	9/17/26	34220	202609 300-15500-10000				V	33,250.00		
				FY27 INSURANCE PREMIUM							
							EGIS INSURANCE AND RISK ADVISORS			33,250.00	001348
9/22/26	00040	9/01/26	237	202609 320-53800-12000				*	1,892.67		
		9/01/26	238	202609 310-51300-34000				*	4,156.83		
		9/01/26	238	202609 310-51300-35200				*	108.17		
		9/01/26	238	202609 310-51300-35100				*	162.25		
		9/01/26	238	202609 310-51300-31300				*	901.25		
		9/01/26	238	202609 330-57200-11000				*	811.17		
		9/01/26	238	202609 310-51300-51000				*	1.26		
		9/01/26	238	202609 310-51300-42000				*	32.76		
		9/01/26	238	202609 310-51300-42500				*	52.50		
				FIELD MANAGEMENT							
				MANAGEMENT FEES							
				WEBSITE ADMINISTRATION							
				INFORMATION TECHNOLOGY							
				DISSEMINATION AGENT SVC							
				AMENITY ACCESS							
				OFFICE SUPPLIES							
				POSTAGE							
				COPIES							
							GOVERNMENTAL MANAGEMENT SERVICES-CF			8,118.86	001349
10/06/26	00095	9/02/26	1885	202609 330-53800-48200				*	120.00		
		10/02/26	2537	202610 330-53800-48200				*	65.00		
		10/02/26	2537	202610 330-53800-48200				*	120.00		
		10/02/26	2538	202610 330-53800-48200				*	65.00		
		10/02/26	2538	202610 330-53800-48200				*	120.00		
				PEST CONTROL WHITE SEP26							
				ANT TREATMENT MEDUL OCT26							
				PEST CONTROL MEDUL OCT26							
				ANT TREATMENT WHITE OCT26							
				PEST CONTROL WHITE OCT26							
							ALL AMERICAN LAWN & TREE			490.00	001350
							TWPK TOWNE PARK CDD TPARK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/06/26	00107	9/29/26 22585	202609 320-53800-46400	POND MAINTENANCE SEP26	*	5,500.00	
				AQUATIC WEED MANAGEMENT, INC.			5,500.00 001351
10/06/26	00085	9/11/26 28828	202609 330-57200-11000	CDVI PROXIMITY CARD	*	142.80	
		9/18/26 30050	202609 330-53800-34500	NEW INTALL AMEN #1	*	3,505.62	
				CURRENT DEMANDS ELECTRICAL &			3,648.42 001352
10/06/26	00077	9/25/26 13789	202609 330-53800-47000	CLEANING SUPPLIES SEP26	*	77.52	
				E&A CLEANING CO			77.52 001353
10/06/26	00105	7/22/26 83508	202607 330-53800-48501	2 CHAISE LOUNGE REPAIRS	*	329.00	
				FLORIDA PATIO FURNITURE INC.			329.00 001354
10/06/26	00082	6/01/26 24503	202606 320-53800-46200	FUEL CHARGE JUN26	*	751.00	
		10/01/26 26820	202610 320-53800-46200	LANDSCAPE MAINT OCT26	*	25,034.00	
				PRINCE & SONS INC.			25,785.00 001355
10/06/26	00071	9/11/26 33762	202609 330-53800-47500	LIFE ROPE TO LIFE RING	*	45.00	
		9/23/26 33854	202609 330-53800-47500	REPLACE STENNER PUMP	*	650.00	
		10/01/26 33979	202610 330-53800-48000	POOL MAINTENANCE OCT26	*	3,700.00	
				MCDONNELL CORPORATION DBA			4,395.00 001356
10/06/26	00087	6/15/26 12599020	202603 330-53800-34500	SECURITY SERVICE MAR26	*	1,292.16	
				SECURITAS SECURITY SERVICES USA INC			1,292.16 001357
10/13/26	00085	9/22/26 30036	202609 320-53800-47500	FRONT GATE MAINTENANCE	*	205.00	
				CURRENT DEMANDS ELECTRICAL &			205.00 001358
10/13/26	00077	9/26/26 83496	202609 330-53800-47000	EVENT CLEANUP 09/26/26	*	150.00	
				E&A CLEANING CO			150.00 001359
10/13/26	00009	10/01/26 95377	202610 310-51300-54000	SPECIAL DISTRICT FEE FY27	*	175.00	
				FLORIDA DEPARTMENT OF COMMERCE			175.00 001360

TWPK TOWNE PARK CDD TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/26	00102	9/30/26	00079081	202609 310-51300-48000	BOS MTG DATES FY27	*	332.51		
					USA TODAY MEDIA CORP			332.51	001361
10/13/26	00068	10/08/26	16237	202609 310-51300-31500	GENERAL COUNSEL SEP26	*	3,191.26		
					KILINSKI VAN WYK PLLC			3,191.26	001362
10/13/26	00082	9/30/26	26886	202609 320-53800-47300	ROTOR REPLACEMENT	*	307.00		
		9/30/26	26897	202609 320-53800-46300	PLAM TREE TRIMMING	*	1,430.00		
					PRINCE & SONS INC.			1,737.00	001363
10/13/26	00076	10/05/26	RES 21-1	202609 310-51300-31100	ENGINEERING SVC SEP26	*	2,903.79		
					RAYL ENGINEERING & SURVEYING LLC			2,903.79	001364
10/13/26	00037	9/25/26	8348721A	202609 310-51300-32300	FY26 TRUSTEE FEE S19 3B	*	444.47		
		9/25/26	8348721B	202610 310-51300-32300	FY27 TRUSTEE FEE S19 3B	*	4,000.22		
					US BANK			4,444.69	001365
10/20/26	00085	10/06/26	30381	202610 320-53800-47500	FRONT GATE ADJUSTMENT	*	167.50		
					CURRENT DEMANDS ELECTRICAL &			167.50	001366
10/20/26	00077	10/20/26	83539	202610 300-15500-10000	CLEANING SERVICE NOV26	*	1,230.00		
					E&A CLEANING CO			1,230.00	001367
10/20/26	00010	9/17/26	34220	202610 310-51300-45000	FY27 INSURANCE PREMIUM	*	33,250.00		
					EGIS INSURANCE AND RISK ADVISORS			33,250.00	001368
10/20/26	00115	8/31/26	82	202608 320-53800-47500	TRASH PICK UP 07/28/26	*	1,175.00		
		8/31/26	83	202608 320-53800-47500	FENCE REPAIR	*	165.00		
		8/31/26	84	202608 320-53800-47500	FENCE REPAIR	*	165.00		
		8/31/26	85	202608 330-53800-47500	PAVER REPAIR 07/22	*	55.00		
		8/31/26	86	202608 320-53800-47500	EMERGENCY LIGHT 07/22	*	55.00		

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 87	202608 320-53800-47500		*	752.00	
			POOL FURNITURE WASH 08/03				
		8/31/26 88	202608 320-53800-47500		*	586.67	
			BRIDGE BOARD REPAIR 08/05				
				GOVERNMENTAL MANAGEMENT SVC TAMPA			2,953.67 001369
10/20/26 00044		10/12/26 4652509	202610 300-15500-10000		*	18,576.89	
			DEBT 1% ADMIN FEE				
		10/12/26 4652510	202610 300-15500-10000		*	11,012.32	
			MAINT 1% ADMIN FEE				
				POLK COUNTY PROP			29,589.21 001370
10/20/26 00071		9/10/26 33748	202609 330-53800-47500		*	3,740.00	
			DE FILTER RPLC BIG POOL				
		10/12/26 34268	202610 330-53800-47500		*	195.00	
			VAC PUMP REPLACEMENT				
				MCDONNELL CORPORATION DBA			3,935.00 001371
				TOTAL FOR BANK A		135,280.59	

TWPK TOWNE PARK CDD TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/29/26	00025	9/02/26 1307-08. 202608 330-57200-43000 3334 MEDULLA AE AUG26			*	922.95	
		9/02/26 1307-08. 202608 330-57200-43210 3334 MEDULLA AW AUG26			*	2,405.40	
				LAKELAND ELECTRIC			3,328.35 080099
9/29/26	00025	9/02/26 3606-08. 202608 320-53800-43300 3896 WHITE IBIS EP AUG26			*	161.09	
				LAKELAND ELECTRIC			161.09 080100
9/29/26	00025	9/02/26 8145-08. 202608 330-57200-43000 3883 WHITE IBIS AE AUG26			*	839.08	
		9/02/26 8145-08. 202608 330-57200-43210 3883 WHITE IBIS AW AUG26			*	223.59	
				LAKELAND ELECTRIC			1,062.67 080101
9/29/26	00025	9/03/26 0197-08. 202608 320-53800-43300 3334 MEDULLA EP AUG26			*	19.46	
				LAKELAND ELECTRIC			19.46 080102
9/29/26	00025	9/03/26 3648-08. 202608 320-53800-43300 4048 W PIPKIN E AUG26			*	26.21	
				LAKELAND ELECTRIC			26.21 080103
9/29/26	00025	9/03/26 5224-08. 202608 320-53800-43200 5107 WHITE EGRET IR AUG26			*	31.00	
				LAKELAND ELECTRIC			31.00 080104
9/29/26	00025	9/03/26 5225-08. 202608 320-53800-43200 3606 PEREGRINE IR AUG26			*	29.18	
				LAKELAND ELECTRIC			29.18 080105
9/29/26	00119	8/24/26 1579-09. 202609 330-53800-41000 3883 WHITE IBIS SEP26			*	110.00	
				SPECTRUM BUSINESS			110.00 080106
9/29/26	00119	9/08/26 7773-09. 202609 330-53800-41000 3334 MEDULLA SEP26			*	110.00	
				SPECTRUM BUSINESS			110.00 080107
TOTAL FOR BANK Z						4,877.96	
TOTAL FOR REGISTER						140,158.55	

TWPK TOWNE PARK CDD TPARK

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
September 30, 2026



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6	<u>Series 2018 - 3A Debt Service Fund</u>
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9	<u>Series 2020 - 3D Debt Service Fund</u>
10	<u>Capital Projects Fund - Series 2020 3D</u>
11	<u>Capital Reserve Fund</u>
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14	<u>Assessment Receipt Schedule</u>

Towne Park
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 107,107	\$ -	\$ -	\$ -	\$ 107,107
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 285,727	\$ 285,727
State Board Administration	\$ 577,857	\$ -	\$ -	\$ -	\$ 577,857
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 129,040	\$ -	\$ -	\$ 129,040
Prepayment	\$ -	\$ 684	\$ -	\$ -	\$ 684
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 142,473	\$ -	\$ -	\$ 142,473
Prepayment	\$ -	\$ 159	\$ -	\$ -	\$ 159
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 391,680	\$ -	\$ -	\$ 391,680
Prepayment	\$ -	\$ 159	\$ -	\$ -	\$ 159
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 218,820	\$ -	\$ -	\$ 218,820
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 126,313	\$ -	\$ -	\$ 126,313
Prepayment	\$ -	\$ 147	\$ -	\$ -	\$ 147
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 175,991	\$ -	\$ -	\$ 175,991
Construction	\$ -	\$ -	\$ 18,202	\$ -	\$ 18,202
Assessments Receivable	\$ 829	\$ 1,399	\$ -	\$ -	\$ 2,228
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 12,539	\$ -	\$ -	\$ -	\$ 12,539
Total Assets	\$ 702,831	\$ 2,094,893	\$ 18,202	\$ 285,727	\$ 3,101,653
Liabilities:					
Accounts Payable	\$ 32,155	\$ -	\$ -	\$ -	\$ 32,155
Total Liabilities	\$ 32,155	\$ -	\$ -	\$ -	\$ 32,155
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 12,539	\$ -	\$ -	\$ -	\$ 12,539
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 240,290	\$ -	\$ -	\$ 240,290
Debt Service - Series 2018 - 2B	\$ -	\$ 203,137	\$ -	\$ -	\$ 203,137
Debt Service - Series 2018 - 3A	\$ -	\$ 648,804	\$ -	\$ -	\$ 648,804
Debt Service - Series 2019 - 3B	\$ -	\$ 387,014	\$ -	\$ -	\$ 387,014
Debt Service - Series 2019 - 3C	\$ -	\$ 239,331	\$ -	\$ -	\$ 239,331
Debt Service - Series 2020 - 3D	\$ -	\$ 376,318	\$ -	\$ -	\$ 376,318
Capital Projects	\$ -	\$ -	\$ 18,202	\$ -	\$ 18,202
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 285,727	\$ 285,727
Unassigned	\$ 653,638	\$ -	\$ -	\$ -	\$ 653,638
Total Fund Balances	\$ 670,676	\$ 2,094,893	\$ 18,202	\$ 285,727	\$ 3,069,498
Total Liabilities & Fund Balance	\$ 702,831	\$ 2,094,893	\$ 18,202	\$ 285,727	\$ 3,101,653

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance

Revenues:

Assessments - Tax Roll	\$ 1,024,144	\$ 1,024,144	\$ 1,028,818	\$ 4,674
Interest	\$ 4,000	\$ 4,000	\$ 28,856	\$ 24,856
Other Income	\$ 4,000	\$ 4,000	\$ 13,637	\$ 9,637
Total Revenues	\$ 1,032,144	\$ 1,032,144	\$ 1,071,311	\$ 39,167

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 9,600	\$ 2,400
Employee FICA Expense	\$ 918	\$ 918	\$ 734	\$ 184
Engineering Fees	\$ 30,000	\$ 30,000	\$ 16,731	\$ 13,269
Attorney	\$ 40,000	\$ 40,000	\$ 33,213	\$ 6,787
Annual Audit	\$ 4,200	\$ 4,200	\$ 4,100	\$ 100
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ 625	\$ -	\$ 625
Dissemination	\$ 10,815	\$ 10,815	\$ 10,815	\$ -
Trustee Fees	\$ 26,254	\$ 26,254	\$ 24,659	\$ 1,594
Management Fees	\$ 49,882	\$ 49,882	\$ 49,882	\$ (0)
Information Technology	\$ 1,947	\$ 1,947	\$ 1,947	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,298	\$ 1,298	\$ (0)
Postage & Delivery	\$ 1,300	\$ 1,300	\$ 1,232	\$ 68
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 250	\$ 196	\$ 54
Legal Advertising	\$ 3,500	\$ 3,500	\$ 3,547	\$ (47)
Other Current Charges	\$ 600	\$ 600	\$ 499	\$ 102
Office Supplies	\$ 200	\$ 200	\$ 12	\$ 188
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 202,955	\$ 202,955	\$ 176,394	\$ 26,560

Towne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 39,822	\$ 39,822	\$ 27,384	\$ 12,438
Field Management	\$ 22,712	\$ 22,712	\$ 22,712	\$ (1)
Landscape Maintenance	\$ 271,575	\$ 271,575	\$ 284,287	\$ (12,712)
Landscape Enhancements/Replacement	\$ 55,000	\$ 55,000	\$ 45,141	\$ 9,859
Pond Maintenance	\$ 66,000	\$ 66,000	\$ 66,000	\$ -
Electric	\$ 2,527	\$ 2,527	\$ 1,345	\$ 1,182
Water & Sewer	\$ 814	\$ 814	\$ 929	\$ (115)
Irrigation Repairs	\$ 12,500	\$ 12,500	\$ 16,452	\$ (3,952)
General Repairs & Maintenance	\$ 20,000	\$ 20,000	\$ 13,442	\$ 6,558
Contingency	\$ 17,500	\$ 17,500	\$ 20,572	\$ (3,072)
Subtotal Field Expenditures	\$ 508,449	\$ 508,449	\$ 498,263	\$ 10,187
Amenity Expenditures				
Electric	\$ 26,400	\$ 26,400	\$ 20,144	\$ 6,256
Water	\$ 10,000	\$ 10,000	\$ 15,160	\$ (5,160)
Internet & Phone	\$ 3,680	\$ 3,680	\$ 2,661	\$ 1,019
Playground & Equipment Lease	\$ 7,575	\$ 7,575	\$ 2,507	\$ 5,068
Pool Service Contract	\$ 45,114	\$ 45,114	\$ 46,710	\$ (1,596)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 6,000	\$ 742	\$ 5,258
Janitorial Services	\$ 22,500	\$ 22,500	\$ 19,002	\$ 3,498
Security Services	\$ 53,025	\$ 53,025	\$ 34,464	\$ 18,561
Pest Control	\$ 3,570	\$ 3,570	\$ 3,400	\$ 170
Amenity Access Management	\$ 9,734	\$ 9,734	\$ 10,049	\$ (315)
Amenity Repair & Maintenance	\$ 30,000	\$ 30,000	\$ 15,428	\$ 14,572
Dolostone Parking Improvements	\$ 15,000	\$ 15,000	\$ 8,800	\$ 6,200
Contingency	\$ 20,000	\$ 20,000	\$ 3,835	\$ 16,165
Subtotal Amenity Expenditures	\$ 252,598	\$ 252,598	\$ 182,900	\$ 69,698
Total Operations & Maintenance	\$ 761,047	\$ 761,047	\$ 681,163	\$ 79,884
Total Expenditures	\$ 964,001	\$ 964,001	\$ 857,557	\$ 106,444
Excess (Deficiency) of Revenues over Expenditures	\$ 68,142		\$ 213,753	
<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	\$ -		\$ 145,611	
Fund Balance - Beginning	\$ -		\$ 525,065	
Fund Balance - Ending	\$ -		\$ 670,676	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 111,715	\$ 111,524	\$ (191)
Interest	\$ 4,404	\$ 4,404	\$ 8,467	\$ 4,063
Total Revenues	\$ 116,118	\$ 116,118	\$ 119,991	\$ 3,872
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		\$ 10,478	
Fund Balance - Beginning	\$ 117,771		\$ 229,812	
Fund Balance - Ending	\$ 124,377		\$ 240,290	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 130,304	\$ 130,869	\$ 565
Interest	\$ 3,543	\$ 3,543	\$ 7,232	\$ 3,689
Total Revenues	\$ 133,847	\$ 133,847	\$ 138,100	\$ 4,254
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		\$ 16,807	
Fund Balance - Beginning	\$ 125,174		\$ 186,330	
Fund Balance - Ending	\$ 137,727		\$ 203,137	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 525,011	\$ 527,287	\$ 2,276
Interest	\$ 12,161	\$ 12,161	\$ 23,902	\$ 11,740
Total Revenues	\$ 537,172	\$ 537,172	\$ 551,189	\$ 14,017
Expenditures:				
Interest - 11/1	\$ 185,200	\$ 185,200	\$ 185,200	\$ -
Principal - 5/1	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest - 5/1	\$ 185,200	\$ 185,200	\$ 185,200	\$ -
Total Expenditures	\$ 515,400	\$ 515,400	\$ 515,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 21,772		\$ 35,789	
Fund Balance - Beginning	\$ 353,930		\$ 613,015	
Fund Balance - Ending	\$ 375,702		\$ 648,804	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 335,844	\$ 337,300	\$ 1,456
Interest	\$ 7,663	\$ 7,663	\$ 14,653	\$ 6,990
Total Revenues	\$ 343,507	\$ 343,507	\$ 351,953	\$ 8,446
Expenditures:				
Interest - 11/1	\$ 111,372	\$ 111,372	\$ 111,372	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 111,372	\$ 111,372	\$ 111,372	\$ -
Total Expenditures	\$ 337,744	\$ 337,744	\$ 337,744	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,763		\$ 14,209	
Fund Balance - Beginning	\$ 203,398		\$ 372,805	
Fund Balance - Ending	\$ 209,161		\$ 387,014	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 225,524	\$ 226,502	\$ 978
Interest	\$ 4,723	\$ 4,723	\$ 9,093	\$ 4,370
Total Revenues	\$ 230,248	\$ 230,248	\$ 235,595	\$ 5,348
Expenditures:				
Interest - 11/1	\$ 74,425	\$ 74,425	\$ 74,425	\$ -
Principal - 5/1	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 5/1	\$ 74,425	\$ 74,425	\$ 74,425	\$ -
Total Expenditures	\$ 223,850	\$ 223,850	\$ 223,850	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,398		\$ 11,745	
Fund Balance - Beginning	\$ 113,955		\$ 227,585	
Fund Balance - Ending	\$ 120,352		\$ 239,331	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 399,925	\$ 401,659	\$ 1,734
Interest	\$ 7,857	\$ 7,857	\$ 14,870	\$ 7,013
Total Revenues	\$ 407,782	\$ 407,782	\$ 416,529	\$ 8,747
Expenditures:				
Interest - 11/1	\$ 122,559	\$ 122,559	\$ 122,559	\$ -
Principal - 5/1	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest - 5/1	\$ 122,559	\$ 122,559	\$ 122,559	\$ -
Total Expenditures	\$ 400,119	\$ 400,119	\$ 400,119	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,663		\$ 16,411	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,795)	\$ (6,795)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,795)	\$ (6,795)
Net Change in Fund Balance	\$ 7,663		\$ 9,615	
Fund Balance - Beginning	\$ 165,339		\$ 366,702	
Fund Balance - Ending	\$ 173,002		\$ 376,318	

Towne Park
Community Development District
Capital Projects Fund Series 2020 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 482	\$ 482
Total Revenues	\$ -	\$ -	\$ 482	\$ 482
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 482	\$ 482
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,795	\$ 6,795
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,795	\$ 6,795
Net Change in Fund Balance	\$ -	\$ -	\$ 7,277	
Fund Balance - Beginning	\$ -		\$ 10,924	
Fund Balance - Ending	\$ -		\$ 18,202	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Interest	\$ 866	\$ 866	\$ 7,571	\$ 6,706
Total Revenues	\$ 866	\$ 866	\$ 7,571	\$ 6,706
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 866		\$ 7,571	
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		\$ 75,713	
Fund Balance - Beginning	\$ 198,338		\$ 210,013	
Fund Balance - Ending	\$ 267,345		\$ 285,727	

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 32,915	\$ 949,626	\$ 12,056	\$ 7,235	\$ 4,597	\$ 10,863	\$ 2,448	\$ 8,000	\$ 17	\$ -	\$ 1,062	\$ 1,028,818
Interest	\$ 1,225	\$ 931	\$ 931	\$ 2,915	\$ 3,248	\$ 3,442	\$ 3,227	\$ 3,233	\$ 2,757	\$ 2,621	\$ 2,234	\$ 2,094	\$ 28,856
Other Income	\$ 560	\$ 9,057	\$ 250	\$ 500	\$ -	\$ 340	\$ 580	\$ 560	\$ 740	\$ 650	\$ 280	\$ 120	\$ 13,637
Total Revenues	\$ 1,785	\$ 42,903	\$ 950,807	\$ 15,470	\$ 10,483	\$ 8,379	\$ 14,670	\$ 6,240	\$ 11,497	\$ 3,288	\$ 2,514	\$ 3,275	\$ 1,071,311
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 9,600
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ 61	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ 77	\$ 734
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,992	\$ 158	\$ 645	\$ 178	\$ 338	\$ 1,003	\$ 3,618	\$ 2,904	\$ 16,731
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ 2,709	\$ 2,542	\$ 630	\$ 2,730	\$ 846	\$ 2,842	\$ 3,191	\$ 33,213
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	\$ 901	\$ 10,815
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ 3,030	\$ -	\$ 444	\$ 24,659
Management Fees	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 49,882
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 1,947
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,298
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ 11	\$ 16	\$ 52	\$ 385	\$ 116	\$ 21	\$ 33	\$ 1,232
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ 4	\$ 54	\$ 14	\$ 3	\$ -	\$ 5	\$ 53	\$ 196
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670	\$ 232	\$ -	\$ -	\$ 1,092	\$ 333	\$ 3,547
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ 43	\$ 46	\$ 45	\$ 43	\$ 68	\$ 58	\$ 45	\$ 499
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 12
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	\$ 13,408	\$ 176,394

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	\$ 1,893	22,712
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,034	\$ 25,785	\$ 25,534	\$ 25,104	\$ 25,534	284,287
Landscape Enhancements/Replacement	\$ 3,506	\$ -	\$ -	\$ -	\$ 1,875	\$ -	\$ -	\$ 31,615	\$ 4,840	\$ 1,875	\$ -	\$ 1,430	45,141
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	66,000
Electric	\$ (529)	\$ 258	\$ 231	\$ 70	\$ 66	\$ 154	\$ 157	\$ 276	\$ 213	\$ 68	\$ 207	\$ 174	1,345
Water & Sewer	\$ 176	\$ 85	\$ 92	\$ 98	\$ 55	\$ 60	\$ 61	\$ 60	\$ 61	\$ 60	\$ 60	\$ 62	929
Irrigation Repairs	\$ 6,215	\$ 5,459	\$ 475	\$ 63	\$ 500	\$ 845	\$ 888	\$ 74	\$ -	\$ 1,624	\$ -	\$ 307	16,452
General Repairs & Maintenance	\$ 2,945	\$ 4,295	\$ -	\$ -	\$ 1,183	\$ 55	\$ 330	\$ 1,034	\$ 222	\$ 275	\$ 2,899	\$ 205	13,442
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	\$ 38,739	\$ 36,830	\$ 36,162	\$ 35,105	\$ 498,263
Amenity Expenditures													
Electric	\$ 2,296	\$ 1,494	\$ 1,560	\$ 1,488	\$ 1,364	\$ 1,691	\$ 1,610	\$ 1,752	\$ 1,728	\$ 1,824	\$ 1,762	\$ 1,574	20,144
Water	\$ 2,210	\$ 785	\$ 679	\$ 730	\$ 692	\$ 1,262	\$ 839	\$ 988	\$ 1,253	\$ 821	\$ 2,629	\$ 2,274	15,160
Internet & Phone	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 225	\$ 225	\$ 225	\$ 225	\$ 220	\$ 220	\$ 220	2,661
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	\$ 3,700	46,710
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742	\$ -	\$ -	742
Janitorial Services	\$ 1,281	\$ 1,350	\$ 1,480	\$ 1,680	\$ 1,230	\$ 1,358	\$ 1,745	\$ 1,582	\$ 2,154	\$ 1,566	\$ 1,928	\$ 1,649	19,002
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ 5,400	\$ 2,308	\$ 3,546	\$ 2,523	\$ 2,423	\$ 969	\$ 3,506	34,464
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ 240	3,400
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ 811	\$ 811	\$ 811	\$ 965	\$ 825	\$ 811	\$ 954	10,049
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,395	\$ 95	\$ 1,854	\$ 504	\$ 828	\$ 2,399	\$ 825	\$ 4,435	15,428
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	\$ 15,061	\$ 14,020	\$ 14,361	\$ 14,014	\$ 14,889	\$ 13,085	\$ 18,551	\$ 182,900
Total Operations & Maintenance	\$ 88,103	\$ 52,178	\$ 47,237	\$ 46,308	\$ 48,588	\$ 63,645	\$ 47,883	\$ 79,847	\$ 52,753	\$ 51,719	\$ 49,247	\$ 53,656	\$ 681,163
Total Expenditures	\$ 135,835	\$ 63,904	\$ 60,759	\$ 54,965	\$ 65,524	\$ 72,760	\$ 58,262	\$ 86,327	\$ 66,757	\$ 62,112	\$ 63,288	\$ 67,064	\$ 857,557
Excess (Deficiency) of Revenues over Expenditures	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (55,041)	\$ (64,381)	\$ (43,592)	\$ (80,087)	\$ (55,260)	\$ (58,825)	\$ (60,774)	\$ (63,789)	\$ 213,753
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)	\$ (64,381)	\$ (43,592)	\$ (80,087)	\$ (123,402)	\$ (58,825)	\$ (60,774)	\$ (63,789)	\$ 145,611

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
11/30/26	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
09/15/26	08/01-08/31/26	\$ 237.28	\$ -	\$ (4.75)	\$ -	\$ 232.53	\$ 232.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232.53
10/23/26	09/01-09/30/26	\$ 2,273.30	\$ -	\$ (45.47)	\$ -	\$ 2,227.83	\$ 829.14	\$ 89.90	\$ 105.50	\$ 425.04	\$ 271.90	\$ 182.58	\$ 323.77	\$ 2,227.83
TOTAL		\$ 2,964,156.59	\$ (148,290.51)	\$ (56,909.12)	\$ 5,001.99	\$ 2,763,958.95	\$ 1,028,817.99	\$ 111,524.05	\$ 130,868.58	\$ 527,287.29	\$ 337,299.65	\$ 226,502.13	\$ 401,659.26	\$ 2,763,958.95

100%	Net Percent Collected
0	Balance Remaining to Collect