Towne Park
Community Development District

Agenda

December 1, 2026

AGENDA

Towne Park
Community Development District

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

November 24, 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, December 1, 2026,** at **4:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

Those members of the public wishing to attend the meeting can do so using the information below:
Zoom Video Link: https://us06web.zoom.us/j/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. Organizational Matters
    A. Appointment of Individual to Vacant Seat No. 2
    B. Administration of Oaths of Office to Newly Elected and Appointed Supervisors
    C. Consideration of Resolution 2027-01 Electing Officers
4. Approval of Minutes of the November 3, 2026, Board of Supervisors Meeting
5. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Supplemental Report
        ii. Encroachment Report
        iii. Consideration of Monthly Larvicide Pond Treatments
        iv. Consideration of Proposals for Bench Installation at Amenity 2 Playground
        v. Consideration of Proposal for Tree Replacement on Medulla Rd.
        vi. Consideration of Proposal to Grass Treatment Near Amenity 1
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
6. Supervisors Requests
7. Adjournment

SECTION III

SECTION C

RESOLUTION 2027-01

A RESOLUTION ELECTING THE OFFICERS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT, POLK COUNTY, FLORIDA.

WHEREAS, the Towne Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

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, **November 3, 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 *via Zoom*	Chairman
Jennifer Tidwell	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary
Zabrina Sides	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Alan Rayl *by Zoom*	District Engineer, Rayl Engineering
Joel Blanco	Field Services Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. Ms. Tidwell, Mr. Zimmerman, Mr. Runyon and Ms. Sides were present in person, constituting a quorum. Mr. Jones participated via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. No public comments were offered in person or via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the October 6, 2026, Board of Supervisors Meeting**

Ms. Adams opened the public comment period. No public comments were offered in person or via Zoom.

> On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Minutes of the October 6, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Work Authorization for Stormwater Needs Analysis**

Ms. Adams presented the District Engineer's work authorization to update the District's stormwater needs analysis as required every five years under Section 403.9302, Florida Statutes. Mr. Rayl explained that the update would reassess the infrastructure, recommendations and projected costs. The proposed engineering fee was not to exceed $6,000.

> On MOTION by Ms. Tidwell, seconded by Ms. Sides, with all in favor, the Work Authorization for the Stormwater Needs Analysis, in the Amount Not to Exceed $6,000, was approved.

FIFTH ORDER OF BUSINESS **Status of Quartz Ct. and Pumice Dr. Drainage Swale and Easement Conditions**

Ms. Adams identified seven properties with reported fence encroachments: 4475 Quartz Court and 4403, 4357, 4353, 4349, 4337 and 4333 Pumice Drive.

Mr. Rayl reported that fences encroached into the 15-foot drainage easement behind properties on Quartz Court and Pumice Drive, restricting maintenance access and potentially obstructing stormwater flow. He explained that the swale's minimal slope contributes to standing water and that fence removal would improve access and remove obstructions but would not eliminate standing water. He recommended relocating the fences outside the drainage easement, maintaining vegetation, and obtaining survey elevations during drier conditions after the fences are relocated to identify additional obstructions.

Mr. Rayl also reported overgrown vegetation downstream of the walking-path culvert and recommended maintaining approximately 375 feet of the drainage route to the wetland buffer. Ms. Adams stated that staff would coordinate mowing and maintenance with Mr. Bailey.

Ms. Adams noted that, because of the holiday season, the usual 45-day compliance period could be extended to approximately 60 days or even to the end of January. The Board concurred. Mr. Collins stated that he had no issue with the timeline and agreed that fence removal was the District's recourse. Mr. Collins discussed consistent enforcement of the District's drainage easement rights, potential litigation costs, and the need to educate property owners and the HOA regarding encroachments. Ms. Adams stated that staff had previously notified HOA management of the issue.

> On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, Authorizing Staff to Send Letters to the Seven Property Owners with Fences Encroaching in the Drainage Easement on Quartz Court and Pumice Drive, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Agreement with PayGov.US for Electronic Payment Processing**

Ms. Adams presented the PayGov.US agreement to provide an online payment method for District charges, including amenity rentals and replacement access cards, in preparation for the electronic-payment requirements effective January 1, 2027. She explained that assessments collected through the property tax bill would continue to be handled through the Tax Collector and reported that the proposed service would have no cost to the District.

> On MOTION by Mr. Runyon, seconded by Ms. Tidwell, with all in favor, the Agreement with PayGov.US for Electronic Payment Processing, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins thanked Mr. Runyon for his service and discussed the process for filling his seat at the December meeting. He also reported that Mr. Jones's new term would begin November 17, 2026, and that his oath of office was scheduled for the December meeting.

i. Status of Outstanding Encroachment Notices — Wood Thrush Way and Dolostone Drive

Mr. Collins reported that the owner had not responded to or complied with two encroachment notices. He would review potential enforcement remedies, anticipated costs and alternatives and report at the next meeting.

Ms. Adams stated that in September the Board approved a not-to-exceed amount for erosion repairs at Wood Thrush, Peregrine, Britton Beach and Medulla, and that the Wood Thrush encroachment was holding up the work. The District Engineer had suggested that the contractor proceed in the accessible areas. Ms. Sides agreed that the other repairs should not be delayed. Mr. Collins requested a motion to amend the agreement to the reduced scope, in case the contractor requires an amendment to begin work.

> On MOTION by Ms. Sides, seconded by Ms. Tidwell, with all in favor, the Amendment of the Erosion Repair Agreement to Reflect a Reduced Scope of Work Limited to the Accessible Areas, was approved.

Mr. Collins noted that the amendment may not be necessary unless the contractor requires it. In response to Ms. Sides, Mr. Collins and Ms. Adams explained that an agenda item to fill the vacant seat would be included at the next meeting, where a Board member may make a motion to appoint a person, who need not be present. Ms. Adams recommended confirming that the person is willing to serve, since an appointment cannot be reversed.

Ms. Adams reported that the compliance deadline had not expired and that the owner of 6335 Dolostone Drive had indicated the three affected owners intended to coordinate corrective work. Mr. Collins stated that he understood two owners had confirmed their intent to comply.

Ms. Adams reported that the owner of 6335 Dolostone Drive requested permission to retain the side-yard fence between Lots 21 and 22 under an encroachment agreement while removing the rear-yard fence. The Board directed staff to receive and review an application through the District's established review process. No encroachment agreement was approved.

B. Engineer

Mr. Rayl explained that access to the rear drainage swale and inlet appeared available through District-owned Tract C and that retaining the side-yard fence appeared to have minimal adverse impact on maintenance access.

Mr. Rayl stated that approximately three Wood Thrush repair locations are cut off by the inaccessible fence. He would ask the contractor to remove those items from the scope, proceed with the remainder and provide a reduced quote. He advised that he would be out of the area until the 16th and that Garrett Posten another professional engineer in his office, would be available on Towne Park matters. The Board excused Mr. Rayl from the remainder of the meeting.

C. Field Manager's Report

Mr. Blanco reported completion of entrance monument pressure washing and repairs, repairs to uneven pool-deck pavers, and the return of repaired pool chairs to both amenity centers. He reported satisfactory performance by the landscaping, aquatic maintenance and janitorial vendors.

i. Consideration of Proposals for Painting & Repairs at Amenity 1

a. Corex
b. Hue
c. John Crouthers

Mr. Blanco presented proposals from Core X Construction for $5,450, Hue Painting for $6,400, and John Crouthers Painting for $5,700 for exterior painting and ceiling repairs at Amenity Center No. 1. Ms. Adams confirmed that funds were available in the amenity maintenance budget. The Board discussed negotiating with John Crouthers Painting to match the $5,450 proposal.

On MOTION by Mr. Zimmerman, seconded by Ms. Sides, with all in favor, the Scope of Work for Amenity 1 Painting and Repairs in an Amount Not to Exceed $5,450, with Direction to Staff to Attempt to Negotiate that Rate with John Crouthers Painting and, if not matched, to Proceed with Corex, was approved.

ii. Consideration of Proposal of Picnic Table Replacement at Amenity 2 Playground

Mr. Blanco presented a $1,582 proposal to replace the damaged picnic table at the Amenity Center No. 2 playground. Following discussion, the Board requested a proposal for two benches, with pricing itemized per bench and including removal and disposal of the existing table, for consideration at the next meeting. No expenditure was approved.

Ms. Sides reported that the landscape vendor was not consistently securing the playground gate after mowing. Mr. Blanco stated that staff would request photographic confirmation that the lock had been replaced. Mr. Runyon requested attention to mower-blade maintenance and treatment of hydrilla and torpedo grass near the docks.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the general fund check register from September 30 through October 24, 2026, totaling $142,005.55.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements for the period ended September 30, 2026. She reported full collection of operations and maintenance assessments and expenditures below budget in the general administrative, field and amenity categories.

EIGHTH ORDER OF BUSINESS Supervisors Requests

The Board and staff thanked Mr. Runyon for his service. Mr. Runyon requested an update on erosion repairs at the large lake and replacement of a missing fishing sign near the bench. Ms. Adams reported that the District Engineer was reviewing the erosion-repair proposal for deficiencies. Mr. Runyon recommended Robert McCune for consideration for his seat.

Ms. Adams reviewed the requirement that an appointee to the seat be a qualified elector of the District.

NINTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

December,1,2026

Towne Park CDD

Field Management Report

Completed Items

- The fence ties at the dog park have been retightened and secured after becoming loose over time. It appears the fence may have been struck, which likely contributed to the ties gradually loosening. The necessary adjustments have been made to restore the fence's stability.
- The loose pavers at Amenity 1 have been repositioned and secured back into place. This corrective maintenance has been completed to address the issue and help maintain a safe and presentable area for residents.
- After the landscaping team was notified of the importance of keeping the Amenity 1 gate locked, they have been consistently following the requested procedure.





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

Towne Park CDD

Supplemental Report

Holiday Lights

- Holiday lights and wreaths have been installed throughout the community in preparation for the upcoming holiday season, adding a festive touch to the neighborhood.







SECTION 2

Towne Park CDD

Supplemental Report

Encroachments

- The fence at 5220 Wood Thrush Wy has not been corrected.
- 6331, 6335, and 6339 Dolostone: The fences at these properties have been relocated, and plants and other alterations were observed within the swale areas. These concerns have been reported to the engineer for review and further evaluation.







SECTION 3

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to
Town Park Estates CDD
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1950
Estimate date: 11/16/2026

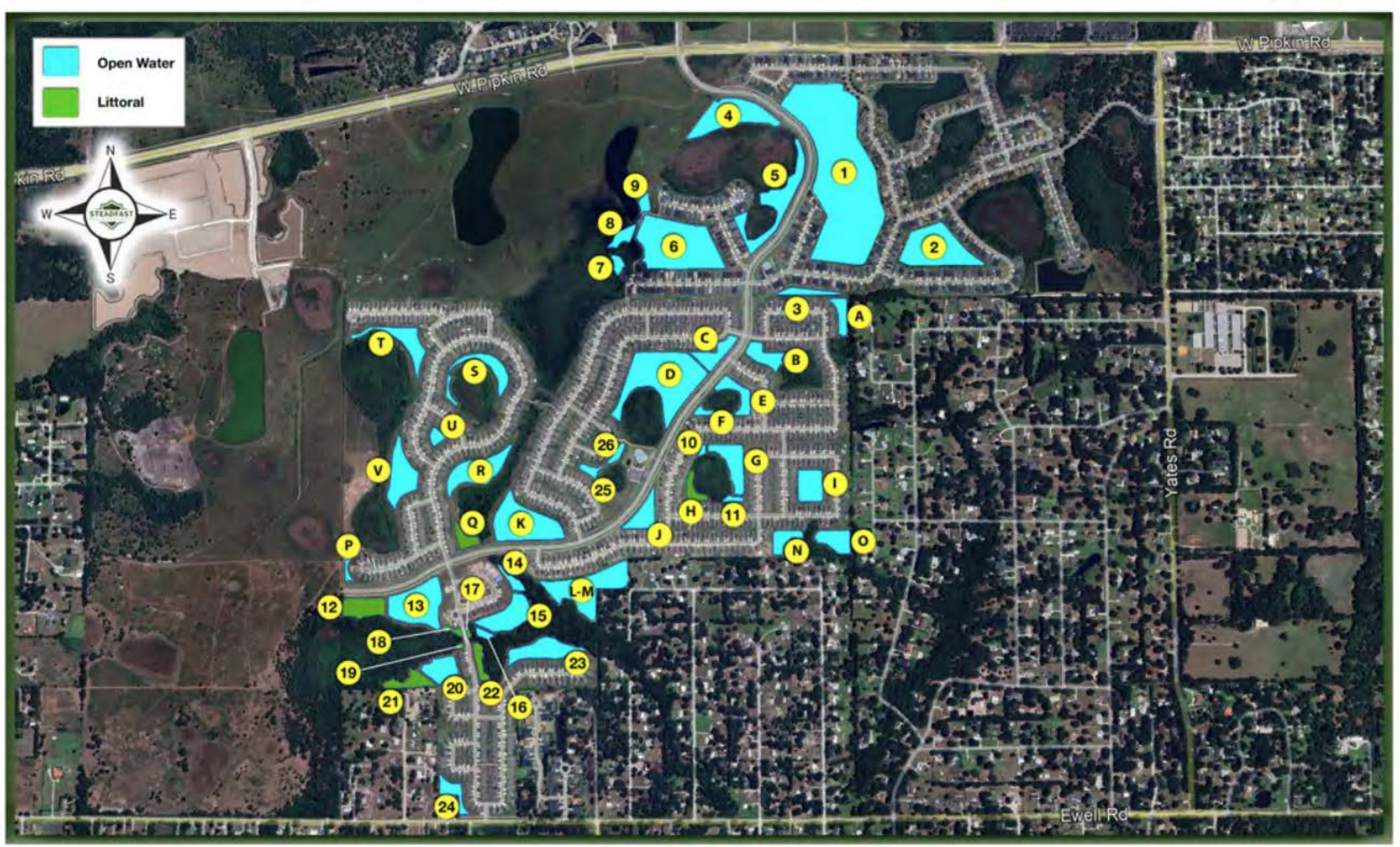
#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Larvicide Scope**	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 8 ponds totaling 53 acres. Priced as $/treatment.	12	$1,855.00	$22,260.00
2.		**Additional Comments**	Our rate $35 per surface acre. The quote above is based on 8 ponds totaling 53 surface acres that our techs noticed having the worst infestation of midges, while completing services in November. See pond list and acreage below. Pond 1 - 26 acres Pond 2 - 5.5 acres Pond 6 - 8.75 acres Pond C - 1.25 acres Pond D - 8 acres Pond G - 2 acres Pond N - 1 acre Pond U - .4 acre	1	$0.00	$0.00

Total **$22,260.00**

Note to customer

Thank you for your business!

Accepted date **Accepted by**


Open Water
Littoral
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W
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STEADFAST
W Pipkin Rd
W Pipkin Rd
Yates Rd
Ewell Rd
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SECTION 4

Proposal # : 582



Governmental Management Services - CF

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

Bill To/District	Prepared By:
Towne Park CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Bench

Install 6ft bench at amenity 2 playground

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		$714.00
		Total Due:	$1,224.00

This Proposal is Valid for 30 days.

Client Signature: _____

Proposal # : 582

Governmental Management Services - CF

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

Bill To/District	Prepared By:
Towne Park CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

2 Bench

Install two 6 ft benches at amenity 2 playground

Qty	Description	Unit Price	Line Total
16	Labor	$55.00	$880.00
1	Mobilization	$65.00	$65.00
1	Equipment	$45.00	$45.00
	Materials		$1,428.00
		Total Due:	$2,418.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 5

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816
Polk County License # 214815

Date: November 9, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 219 East Livingston St Orlando, FL 32801 Attn: Allen Bailey Phone: 1-407-560-4424 Email: abailey@gmscfl.com	Town Park CDD 3883 White Egret Lane Lakeland, FL 33811

PROPOSAL FOR MISSING STREET TREES

	Qty	Unit	Unit Cost	TOTAL
Live Oak	3	30 gal	$505.00	$1,515.00
Blanchard Magnolia	3	30 gal	$357.50	$1,072.50
Trees Staked with 8 ft Lodges Poles "3 Per Tree"	18	ea	$100.00	$1,800.00
			Total:	**$4,387.50**

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

Submitted by: Cheryl Bachman
Date Submitted: November 9, 2026

Accepted by:_____
Date Accepted: _____

SECTION 6

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date:November 18,2026

SUBMITTED TO:	Job Name / Location:
Allen Baily 6200 lee Vistga Blvd Suit 300 Orlandso fl. 332822 Phone: 1-407-560-4424 Email: abailey@gmscfl.com	Town Park CDD 3883 White Egret Lane Lakeland Fl. 33811

PROPOSAL TO TREAT LARGE PATCH FUNGUS IN TURF

	Qty	Unit	Unit Cost	TOTAL
AZOXYSTROBIN TREATMENT	348K	SQFT	$9.00	$3,132.00
			Total:	**$3,132.00**

*NOTICED MANY AREAS OF LARGE PATCH CAUSING THE TURF TO DECLINE ON PROPERTY

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

Submitted by: JASON RUSTICUS

Accepted by:_____

Date Accepted: _____

Date:November 18,2026

SECTION D

SECTION 1

Towne Park
Community Development District

Summary of Check Register

October 25, 2026 to November 21, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	11/4/2026	1372-1377	$	40,776.12
	11/10/2026	1378-1382	$	14,338.74
		General Fund Total	$	55,114.86
General Fund - Autopay				
	10/28/2026	80108-80114	$	1,296.79
	10/31/2026	80115	$	110.00
		Autopay Total	$	1,406.79
Payroll				
	Supervisors - November 2026			
	Gregory M. Jones	50092	$	184.70
	Roger D Runyon	50093	$	184.70
	Zabrina L Sides	50094	$	184.70
	Thomas D Zimmerman	50095	$	184.70
	Jennifer Tidwell	50096	$	184.70
		Supervisor Total	$	923.50
		Total Amount	**$**	**57,445.15**

*** CHECK DATES 10/25/2026 - 11/21/2026 *** TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/26	00127	9/24/26	CX-TPCDD	202609	330	53800-47500				*	4,000.00		
			DOG PARK DIVIDER FENCE										
									CORE X CONSTRUCTION LLC			4,000.00	001372
11/04/26	00085	10/14/26	1242	202610	330	53800-34500				*	150.00		
			REMOTE MONITORING										
									CURRENT DEMANDS ELECTRICAL &			150.00	001373
11/04/26	00040	10/01/26	239	202610	310	51300-34000				*	4,364.67		
			MANAGEMENT FEES										
		10/01/26	239	202610	310	51300-35200				*	113.58		
			WEBSITE ADMINISTRATION										
		10/01/26	239	202610	310	51300-35100				*	170.33		
			INFORMATION TECHNOLOGY										
		10/01/26	239	202610	310	51300-31300				*	946.33		
			DISSEMINATION AGENT SVC										
		10/01/26	239	202610	330	57200-11000				*	851.67		
			AMENITY ACCESS										
		10/01/26	239	202610	310	51300-51000				*	.72		
			OFFICE SUPPLIES										
		10/01/26	239	202610	310	51300-42000				*	18.72		
			POSTAGE										
		10/01/26	240	202610	320	53800-12000				*	1,987.25		
			FIELD MANAGEMENT										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			8,453.27	001374
11/04/26	00082	11/01/26	27473	202611	320	53800-46200				*	25,034.00		
			LANDSCAPE MAINT NOV26										
									PRINCE & SONS INC.			25,034.00	001375
11/04/26	00071	10/20/26	34303	202610	330	53800-47500				*	595.00		
			RPLC COPING PIECE&MARKER										
									MCDONNELL CORPORATION DBA			595.00	001376
11/04/26	00087	10/31/26	12749886	202610	330	53800-34500				*	2,543.85		
			SECURITY SERVICE OCT26										
									SECURITAS SECURITY SERVICES USA INC			2,543.85	001377
11/10/26	00107	10/29/26	22768	202610	320	53800-46400				*	5,500.00		
			POND MAINTENANCE OCT26										
									AQUATIC WEED MANAGEMENT, INC.			5,500.00	001378
11/10/26	00077	10/26/26	13854	202610	330	53800-47000				*	41.17		
			CLEANING SUPPLIES OCT26										
									E&A SUPPLY CO			41.17	001379

*** CHECK DATES 10/25/2026 - 11/21/2026 *** TOWNE PARK CDD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/10/26	00082	10/26/26	27273	202610	320	53800	47300			*	91.70		
			REPLACE ROTOR										
		10/27/26	27297	202610	320	53800	46300			*	1,875.00		
			750 ANNUALS										
		10/31/26	27353	202610	320	53800	47300			*	585.15		
			IRRIGATION REPAIR DOG PK										
									PRINCE & SONS INC.			2,551.85	001380
11/10/26	00071	11/01/26	34375	202611	330	53800	48000			*	3,810.00		
			POOL MAINTENANCE NOV26										
									MCDONNELL CORPORATION DBA			3,810.00	001381
11/10/26	00087	9/30/26	12712258	202609	330	53800	34500			*	2,435.72		
			SECURITY SERVICE SEP26										
									SECURITAS SECURITY SERVICES USA INC			2,435.72	001382
									TOTAL FOR BANK A		55,114.86		

*** CHECK DATES 10/25/2026 - 11/21/2026 *** TOWNE PARK CDD GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/28/26	00025	10/02/26	3606-09. 3896 WHITE IBIS EP SEP26	202609	320	53800-43300				*	126.83		
									LAKELAND ELECTRIC			126.83	080108
10/28/26	00025	10/02/26	8145-09. 3883 WHITE IBIS AE SEP26	202609	330	57200-43000				*	710.83		
		10/02/26	8145-09. 3883 WHITE IBIS AW SEP26	202609	330	57200-43210				*	239.91		
									LAKELAND ELECTRIC			950.74	080109
10/28/26	00025	10/03/26	3648-09. 4048 W PIPKIN E SEP26	202609	320	53800-43300				*	26.96		
									LAKELAND ELECTRIC			26.96	080110
10/28/26	00025	10/05/26	0197-09. 3334 MEDULLA EP SEP26	202609	320	53800-43300				*	20.38		
									LAKELAND ELECTRIC			20.38	080111
10/28/26	00025	10/05/26	5224-09. 5107 WHITE EGRET IR SEP26	202609	320	53800-43200				*	31.82		
									LAKELAND ELECTRIC			31.82	080112
10/28/26	00025	10/05/26	5225-09. 3606 PEREGRINE IR SEP26	202609	320	53800-43200				*	30.06		
									LAKELAND ELECTRIC			30.06	080113
10/28/26	00119	9/24/26	1579-10. 3883 WHITE IBIS OCT26	202610	330	53800-41000				*	110.00		
									SPECTRUM BUSINESS			110.00	080114
10/31/26	00119	10/08/26	7773-10. 3334 MEDULLA OCT26	202610	330	53800-41000				*	110.00		
									SPECTRUM BUSINESS			110.00	080115

TOTAL FOR BANK Z 1,406.79

TOTAL FOR REGISTER 56,521.65

SECTION 2

Towne Park

Community Development District

Unaudited Financial Reporting

October 31, 2026

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Towne Park

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 81,850	$ -	$ -	$ -	$ 81,850
Capital Reserve Account	$ -	$ -	$ -	$ 286,555	$ 286,555
State Board Administration	$ 479,577	$ -	$ -	$ -	$ 479,577
Investments:					
Series 2016 - 2A					
Reserve	$ -	$ 110,475	$ -	$ -	$ 110,475
Revenue	$ -	$ 129,729	$ -	$ -	$ 129,729
Prepayment	$ -	$ 686	$ -	$ -	$ 686
Series 2018 - 2B					
Reserve	$ -	$ 60,400	$ -	$ -	$ 60,400
Revenue	$ -	$ 143,030	$ -	$ -	$ 143,030
Prepayment	$ -	$ 159	$ -	$ -	$ 159
General	$ -	$ 0	$ -	$ -	$ 0
Series 2018 - 3A					
Reserve	$ -	$ 256,541	$ -	$ -	$ 256,541
Revenue	$ -	$ 393,462	$ -	$ -	$ 393,462
Prepayment	$ -	$ 159	$ -	$ -	$ 159
Series 2019 - 3B					
Reserve	$ -	$ 167,922	$ -	$ -	$ 167,922
Revenue	$ -	$ 219,883	$ -	$ -	$ 219,883
Series 2019 - 3C					
Reserve	$ -	$ 112,688	$ -	$ -	$ 112,688
Revenue	$ -	$ 126,970	$ -	$ -	$ 126,970
Prepayment	$ -	$ 148	$ -	$ -	$ 148
Series 2020 - 3D					
Reserve	$ -	$ 200,003	$ -	$ -	$ 200,003
Revenue	$ -	$ 176,475	$ -	$ -	$ 176,475
Construction	$ -	$ -	$ 18,802	$ -	$ 18,802
Assessments Receivable	$ 3,863	$ 6,517	$ -	$ -	$ 10,381
Deposits	$ 4,500	$ -	$ -	$ -	$ 4,500
Due from General Fund	$ -	$ 1,399	$ -	$ -	$ 1,399
Prepaid Expenses	$ 30,819	$ -	$ -	$ -	$ 30,819
Total Assets	**$ 600,610**	**$ 2,106,645**	**$ 18,802**	**$ 286,555**	**$ 3,012,611**
Liabilities:					
Accounts Payable	$ 32,977	$ -	$ -	$ -	$ 32,977
Due to Debt Service	$ 1,399	$ -	$ -	$ -	$ 1,399
Total Liabilities	**$ 34,375**	**$ -**	**$ -**	**$ -**	**$ 34,375**
Fund Balance: $ -					
Nonspendable:					
Deposits	$ 4,500	$ -	$ -	$ -	$ 4,500
Prepaid Items	$ 30,819	$ -	$ -	$ -	$ 30,819
Restricted for:					
Debt Service - Series 2016 - 2A	$ -	$ 241,399	$ -	$ -	$ 241,399
Debt Service - Series 2018 - 2B	$ -	$ 204,187	$ -	$ -	$ 204,187
Debt Service - Series 2018 - 3A	$ -	$ 652,567	$ -	$ -	$ 652,567
Debt Service - Series 2019 - 3B	$ -	$ 389,344	$ -	$ -	$ 389,344
Debt Service - Series 2019 - 3C	$ -	$ 240,839	$ -	$ -	$ 240,839
Debt Service - Series 2020 - 3D	$ -	$ 378,310	$ -	$ -	$ 378,310
Capital Projects	$ -	$ -	$ 18,802	$ -	$ 18,802
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 286,555	$ 286,555
Unassigned	$ 530,915	$ -	$ -	$ -	$ 530,915
Total Fund Balances	**$ 566,234**	**$ 2,106,645**	**$ 18,802**	**$ 286,555**	**$ 2,978,236**
Total Liabilities & Fund Balance	$ 600,610	$ 2,106,645	$ 18,802	$ 286,555	$ 3,012,611

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 1,024,144	$ -	$ -	$ -
Interest	$ 4,000	$ 1,988	$ 1,988	$ -
Other Income	$ 5,043	$ 590	$ 590	$ -
Total Revenues	**$ 1,033,187**	**$ 2,578**	**$ 2,578**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
Employer FICA Expense	$ 918	$ 77	$ 77	$ -
Engineering Fees	$ 30,000	$ 2,500	$ -	$ 2,500
Attorney	$ 40,000	$ 3,333	$ -	$ 3,333
Annual Audit	$ 4,200	$ -	$ -	$ -
Assessment Roll Services	$ 10,815	$ -	$ -	$ -
Reamortization Schedules	$ 625	$ -	$ -	$ -
Dissemination	$ 11,356	$ 946	$ 946	$ (0)
Trustee Fees	$ 26,254	$ 15,309	$ 15,309	$ -
Management Fees	$ 52,376	$ 4,365	$ 4,365	$ 0
Information Technology	$ 2,044	$ 170	$ 170	$ 0
Website Maintenance	$ 1,363	$ 114	$ 114	$ (0)
Postage	$ 1,365	$ 114	$ 19	$ 95
Insurance	$ 8,199	$ 8,199	$ 7,235	$ 964
Copies	$ 250	$ 21	$ -	$ 21
Legal Advertising	$ 3,500	$ 292	$ -	$ 292
Other Current Charges	$ 600	$ 50	$ 77	$ (27)
Office Supplies	$ 200	$ 17	$ 1	$ 16
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 206,240**	**$ 36,680**	**$ 29,487**	**$ 7,193**

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 26,015	$ 26,015	$ 26,015	$ -
Field Management	$ 23,847	$ 1,987	$ 1,987	$ 0
Landscape Maintenance	$ 300,408	$ 25,034	$ 25,034	$ -
Landscape Enhancements/Replacement	$ 75,000	$ 6,250	$ 1,875	$ 4,375
Pond Maintenance	$ 68,640	$ 5,720	$ 5,500	$ 220
Electric	$ 3,000	$ 250	$ -	$ 250
Water & Sewer	$ 1,249	$ 104	$ -	$ 104
Irrigation Repairs	$ 18,500	$ 1,542	$ 677	$ 865
General Repairs & Maintenance	$ 25,000	$ 2,083	$ 168	$ 1,916
Holiday Décor	$ 5,000	$ -	$ -	$ -
Contingency	$ 20,000	$ 1,667	$ -	$ 1,667
Subtotal Field Expenditures	**$ 566,659**	**$ 70,652**	**$ 61,256**	**$ 9,396**
Amenity Expenditures				
Electric	$ 31,680	$ 2,640	$ -	$ 2,640
Water	$ 12,000	$ 1,000	$ -	$ 1,000
Internet & Phone	$ 4,048	$ 337	$ 220	$ 117
Pool Service Contract	$ 46,440	$ 3,870	$ 3,700	$ 170
Pool Furniture Repair & Replacement	$ 6,000	$ 500	$ -	$ 500
Janitorial Services	$ 22,500	$ 1,875	$ 1,271	$ 604
Security Services	$ 54,616	$ 4,551	$ 2,694	$ 1,857
Pest Control	$ 3,660	$ 305	$ 370	$ (65)
Amenity Access Management	$ 10,220	$ 852	$ 852	$ 0
Amenity Repair & Maintenance	$ 30,000	$ 2,500	$ 790	$ 1,710
Contingency	$ 20,000	$ 1,667	$ -	$ 1,667
Subtotal Amenity Expenditures	**$ 241,164**	**$ 20,097**	**$ 9,897**	**$ 10,200**
Total Operations & Maintenance	**$ 807,823**	**$ 90,749**	**$ 71,152**	**$ 19,597**
Total Expenditures	**$ 1,014,063**	**$ 127,429**	**$ 100,639**	**$ 26,790**
Excess (Deficiency) of Revenues over Expenditures	$ 19,124		$ (98,061)	
Other Financing Sources/(Uses):				
Transfer Out - Capital Reserve	$ (19,124)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (19,124)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (98,061)**	
Fund Balance - Beginning	$ -		$ 664,295	
Fund Balance - Ending	$ -		$ 566,234	

Towne Park

Community Development District

Debt Service Fund Series 2016 - 2A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - On Roll	$ 111,715	$ -	$ -	$ -
Interest	$ 3,536	$ 690	$ 690	$ -
Total Revenues	**$ 115,251**	**$ 690**	**$ 690**	**$ -**
Expenditures:				
Interest - 11/1	$ 36,819	$ -	$ -	$ -
Principal - 11/1	$ 35,000	$ -	$ -	$ -
Interest - 5/1	$ 35,944	$ -	$ -	$ -
Total Expenditures	**$ 107,763**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,489		$ 690	
Fund Balance - Beginning	$ 128,612		$ 240,709	
Fund Balance - Ending	$ 136,100		$ 241,399	

Towne Park

Community Development District

Debt Service Fund Series 2018 - 2B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 130,304	$ -	$ -	$ -
Interest	$ 2,984	$ 558	$ 558	$ -
Total Revenues	**$ 133,287**	**$ 558**	**$ 558**	**$ -**
Expenditures:				
Interest - 11/1	$ 42,272	$ -	$ -	$ -
Principal - 5/1	$ 35,000	$ -	$ -	$ -
Interest - 5/1	$ 42,272	$ -	$ -	$ -
Total Expenditures	**$ 119,544**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 13,743		$ 558	
Fund Balance - Beginning	$ 141,365		$ 203,629	
Fund Balance - Ending	$ 155,108		$ 204,187	

Towne Park

Community Development District

Debt Service Fund Series 2018 - 3A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 525,011	$ -	$ -	$ -
Interest	$ 10,345	$ 1,782	$ 1,782	$ -
Total Revenues	**$ 535,356**	**$ 1,782**	**$ 1,782**	**$ -**
Expenditures:				
Interest - 11/1	$ 181,575	$ -	$ -	$ -
Principal - 5/1	$ 150,000	$ -	$ -	$ -
Interest - 5/1	$ 181,575	$ -	$ -	$ -
Total Expenditures	**$ 513,150**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 22,206		$ 1,782	
Fund Balance - Beginning	$ 388,618		$ 650,785	
Fund Balance - Ending	$ 410,824		$ 652,567	

Towne Park

Community Development District

Debt Service Fund Series 2019 - 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 335,844	$ -	$ -	$ -
Interest	$ 6,391	$ 1,063	$ 1,063	$ -
Total Revenues	**$ 342,235**	**$ 1,063**	**$ 1,063**	**$ -**
Expenditures:				
Interest - 11/1	$ 109,072	$ -	$ -	$ -
Principal - 5/1	$ 120,000	$ -	$ -	$ -
Interest - 5/1	$ 109,072	$ -	$ -	$ -
Total Expenditures	**$ 338,144**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,091		$ 1,063	
Fund Balance - Beginning	$ 216,943		$ 388,280	
Fund Balance - Ending	$ 221,034		$ 389,344	

Towne Park

Community Development District

Debt Service Fund Series 2019 - 3C

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 225,524	$ -	$ -	$ -
Interest	$ 3,970	$ 657	$ 657	$ -
Total Revenues	**$ 229,494**	**$ 657**	**$ 657**	**$ -**
Expenditures:				
Interest - 11/1	$ 72,925	$ -	$ -	$ -
Principal - 5/1	$ 80,000	$ -	$ -	$ -
Interest - 5/1	$ 72,925	$ -	$ -	$ -
Total Expenditures	**$ 225,850**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,644		$ 657	
Fund Balance - Beginning	$ 125,304		$ 240,181	
Fund Balance - Ending	$ 128,948		$ 240,839	

Towne Park

Community Development District

Debt Service Fund Series 2020 - 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 399,925	$ -	$ -	$ -
Interest	$ 6,556	$ 1,034	$ 1,034	$ -
Total Revenues	**$ 406,482**	**$ 1,034**	**$ 1,034**	**$ -**
Expenditures:				
Interest - 11/1	$ 120,138	$ -	$ -	$ -
Principal - 5/1	$ 160,000	$ -	$ -	$ -
Interest - 5/1	$ 120,138	$ -	$ -	$ -
Total Expenditures	**$ 400,275**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,207		$ 1,034	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (550)	$ (550)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (550)	$ (550)
Net Change in Fund Balance	**$ 6,207**		**$ 484**	
Fund Balance - Beginning	$ 175,869		$ 377,826	
Fund Balance - Ending	$ 182,076		$ 378,310	

Towne Park

Community Development District

Capital Projects Fund Series 2020 3D

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 50	$ 50
Total Revenues	**$ -**	**$ -**	**$ 50**	**$ 50**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 50**	**$ 50**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 550	$ 550
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 550**	**$ 550**
Net Change in Fund Balance	**$ -**		**$ 600**	
Fund Balance - Beginning	$ -		$ 18,202	
Fund Balance - Ending	$ -		$ 18,802	

Towne Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ 2,934	$ 828	$ 828	$ -
Total Revenues	**$ 2,934**	**$ 828**	**$ 828**	**$ -**
Expenditures:				
Miscellaneous Expense	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,934		$ 828	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 19,124	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ 19,124	$ -	$ -	$ -
Net Change in Fund Balance	**$ 22,058**		**$ 828**	
Fund Balance - Beginning	$ 284,023		$ 285,727	
Fund Balance - Ending	$ 306,081		$ 286,555	

Towne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ 1,988	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,988
Other Income	$ 590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 590
Total Revenues	**$ 2,578**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,578**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Employer FICA Expense	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Roll Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reamortization Schedules	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 946	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 946
Trustee Fees	$ 15,309	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,309
Management Fees	$ 4,365	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,365
Information Technology	$ 170	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 170
Website Maintenance	$ 114	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 114
Postage	$ 19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19
Insurance	$ 7,235	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,235
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Office Supplies	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 29,487**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,487**

Towne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 26,015	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	26,015
Field Management	$ 1,987	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,987
Landscape Maintenance	$ 25,034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	25,034
Landscape Enhancements/Replacement	$ 1,875	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,875
Pond Maintenance	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	5,500
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Irrigation Repairs	$ 677	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	677
General Repairs & Maintenance	$ 168	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	168
Holiday Décor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal Field Expenditures	**$ 61,256**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**61,256**
Amenity Expenditures													
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Internet & Phone	$ 220	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	220
Pool Service Contract	$ 3,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,700
Pool Furniture Repair & Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Janitorial Services	$ 1,271	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,271
Security Services	$ 2,694	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,694
Pest Control	$ 370	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	370
Amenity Access Management	$ 852	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	852
Amenity Repair & Maintenance	$ 790	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	790
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal Amenity Expenditures	**$ 9,897**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**9,897**
Total Operations & Maintenance	**$ 71,152**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**71,152**
Total Expenditures	**$ 100,639**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**100,639**
Excess (Deficiency) of Revenues over Expenditures	$ (98,061)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	(98,061)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
Net Change in Fund Balance	**$ (98,061)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**(98,061)**