



*Town Center at Palm
Coast
Community
Development District*

May 22, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 287 233 660 547 1 PASSCODE: fk2c2Cj9

or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 958437831#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Town Center at Palm Coast Community Development District

Board of Supervisors

Jeffrey Douglas, Chairman
 Greg Eckley, Vice Chairperson
 Frances Estrada, Assistant Secretary
 Vacant, Assistant Secretary
 Vacant, Assistant Secretary

District Staff

Smantha Harvey, District Manager
 Vincent Sullivan, District Counsel
 Robert Gaylord, District Engineer
 Clint Smith, Field Services Manager
 Diana Lopez, District Accountant
 Kareen Baker, District Admin

Regular Meeting Agenda

Friday, May 22, 2026, at 10:00 a.m.

The Regular Meeting of the **Town Center at Palm Coast Community Development District** will be held on **Friday, May 22, 2026, at 10:00 a.m. at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 287 233 660 547 1 **Passcode:** fk2c2Cj9

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 958437831#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. SPECIAL BUSINESS ITEM

- A. Letter of Intent for Board Seat from Dr. Pamela Jackson-Banks
- B. Discussion of New Supervisor for Vacant Board Seat
- C. Oath of Office of Newly Elected Supervisor
- D. Resolution 2026-04, Designation of Officers

4. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. STAFF REPORTS

- A. District Counsel
 - i. Discussion of Form 1
- B. District Engineer
- C. Field Services Manager
 - i. VerdeGO Landscape Maintenance Summary
 - ii. SOLitude Lake Management Stormwater Pond Summary

D. District Manager

- i. Information on the Number of Registered Voters - 900

6. BUSINESS ITEMS

A. Presentation of Fiscal Year 2027 Proposed Budget

- i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing

7. CONSENT AGENDA

A. Consideration of the Minutes of the Regular Meeting held on March 20, 2026

B. Financial Snapshot as of April 20, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

Pamela Jackson-Banks, Ed.D.

113 Brookhaven Ct. N.
Palm Coast, FL. 32164
386-503-4355
drpam@0077@gmail.com

April 9, 2026

Samantha Harvey
CDD District Manager
Inframark Community Management
313 Campus Street
Celebration, FL 34747

RE: Expression of Interest – Town Center at Palm Coast Community Development District Board Vacancy

Dear Ms. Harvey:

I respectfully submit this letter to express my interest in filling the current vacancy on the Town Center at Palm Coast Community Development District Board of Supervisors for the remaining term ending November, 2028. As a resident of the Town Center District for the past six years and a resident of the City of Palm Coast for 27 years, I have a strong personal investment in the continued growth, stability, and responsible governance of our community.

My commitment to public service is reflected through my volunteer leadership, including service on the Board of Directors for the Commission on Homelessness and Housing for Volusia & Flagler Counties and my involvement with the Flagler County Transportation Disadvantaged Local Coordinating Board. These experiences strengthened my understanding of public accountability, collaborative decision-making, and the importance of balancing community needs with sound oversight.

I am interested in supporting the district's efforts to foster thoughtful development, maintain fiscal responsibility, and enhance the quality of life for residents and stakeholders. I bring a collaborative approach, a willingness to learn, and a sincere desire to contribute constructively to the Board's work.

Thank you for your consideration. I would be honored to serve the Town Center at Palm Coast Community Development District and stand ready to fulfill the responsibilities of this position and contribute effectively from the outset.

Sincerely,

Pamela Jackson-Banks, Ed.D.

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence
Or ____ online notarization this ____ day of _____, 20 ____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TOWN CENTER AT
PALM COAST COMMUNITY DEVELOPMENT DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Town Center at Palm Coast 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 (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF TOWN CENTER AT PALM
COAST COMMUNITY DEVELOPMENT DISTRICT:**

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

_____	Chairperson
_____	Vice-Chairperson
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Samantha Harvey</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of May 2026.

ATTEST:

**TOWN CENTER AT PALM COAST
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
04/06/26	Town Center	David Landschoot	March

SERVICE SUMMARY

COMPLETED IN MARCH

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing).
- Detail Work (Weeding/Spraying/Pruning).
- Frost cutbacks on Oleander.
- New Annuals flower rotation.

ANTICIPATED FOR NEXT MONTH

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing).
- Continued Detail Work (Spraying of landscape bed weeds/Trimming/Weeding of beds).
- Replacement Queen palms and Sod repair from auto accident.
- Continued cutbacks of Frost damaged plant material.



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
05/04/26	Town Center	David Landschoot	April

SERVICE SUMMARY

COMPLETED IN APRIL

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing).
- Detail Work (Weeding/Spraying/Pruning).
- Tree canopy lifting and clean-up for better visibility of Business behind Town Center sign.
- Granule fertilizer application to turf.
- Started Palm tree trimming.

ANTICIPATED FOR NEXT MONTH

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing).
- Continued Detail Work (Spraying of landscape bed weeds/Trimming/Weeding of beds).
- Continued Palm tree trimming
- Pressure washing of monument signs.



Work Order	00942100	Account	Town Center at Palm Coast
Work Order	00942100	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	3/20/2026		

Work Details

Specialist	3/18/26 Good morning!! For yesterday's	Prepared By	CORTNEY DUNFORD
Comments to Customer	treatments I brought out a backpack to make treatments of shoreline grass and emergents very well and throughout on canals amd hard to reach spots. Made inspections by checking outflows and removing any visible trash and debris along the way i will be back on sight next week to continue treatments with boat. Super windy during Visit treated cautiously. Lakes and ponds are clearing up and looking good. Any questions concerns or special requests I will be happy to assist thanks and have a great day!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		



Work Order	00945887	Account	Town Center at Palm Coast
Work Order	00945887	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	3/26/2026		

Work Details

Specialist	3/18/26 good afternoon!! For this months 4th visit	Prepared By	CORTNEY DUNFORD
Comments to Customer	I brought out atv and backpack to make spot treatments on lakes and canals for shoreline grass and emergents very well and throughout made my inspections by checking outflows and removing any visible trash and debris along the way emergents treated will be dying out into week i will be bringing out boat to get a better treatments on canals for duckweed and submersed aquatics. Any questions concerns or special requests I will be happy to assist with thanks and have a great day!!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		



Work Order	00944350	Account	Town Center at Palm Coast
Work Order	00944350	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	4/6/2026		

Work Details

Specialist	3/9/26 Good afternoon!! For this months	Prepared By	CORTNEY DUNFORD
Comments to	treatments I brought out atv and backpack to		
Customer	make treatments of algae shoreline grass and also added dye, sumerslam for bio treatments made inspections amd checked outflows and removed any visible trash and debris along the way emergents treated will be dying out into week thanks and have a great day!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		

Service Report



Work Order	00955087	Account	Town Center at Palm Coast
Work Order	00955087	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	4/17/2026		

Work Details

Specialist	4/16/26 good afternoon for today's visit I brought	Prepared By	CORTNEY DUNFORD
Comments to	out boat to make treatments of algae and		
Customer	submersed aquatics very well and throughout		
	made my inspections by checking outflows and		
	removing any visible trash and debris along the		
	way emergents treated will be dying out into		
	week thanks and have a great day!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		



Work Order	00958092	Account	Town Center at Palm Coast
Work Order	00958092	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	4/23/2026		

Work Details

Specialist	4/21/26 Good morning!! For this months 3rd visit	Prepared By	CORTNEY DUNFORD
Comments to	I brought out boat to make treatments on lakes		
Customer	for duckweed submersed aquatics and shoreline alage very well and throughout made my inspections by checking outflows and removing any visible trash and debris along the way emergents treated will be dying out into week thanks and have a great day i will be back on sight next week!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		



Work Order	00959922	Account	Town Center at Palm Coast
Work Order	00959922	Contact	Clint Smith
Number		Address	145 City Place/Suite#300 Palm Coast, FL 32164 United States
Created Date	4/28/2026		

Work Details

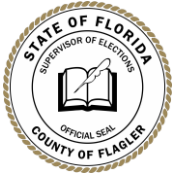
Specialist	4/27/26 Good Afternoon!! For this months	Prepared By	CORTNEY DUNFORD
Comments to	treatments I brought out atv and backpack to		
Customer	treat ponds and canals for shoreline grass and alage throughout very well made inspections by checking outflows and removing any visible trash and debris along the ponds are clearing up great will be making more treatments on other ponds next visit as well emergents treated will be dying out into week thanks and have a great day!!		

Work Order Assets

Asset	Status	Product Work Type
Town Ctr @ Palm Coast-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Town Ctr @ Palm Coast-Lake-ALL	SHORELINE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	LITTORAL SHELF	
Town Ctr @ Palm Coast-Lake-ALL	LAKE WEED CONTROL	
Town Ctr @ Palm Coast-Lake-ALL	ALGAE CONTROL	
Town Ctr @ Palm Coast-Lake-ALL		



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.com

April 15, 2026

Kareen Baker
Inframark
11555 Heron Blvd, Ste 201
Coral Springs, Fl 33076

RE: CDD Registered Voters

Dear Kareen Baler:

Per your request, in accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the Town Center at Palm Coast Community Development District as of April 15, 2026, is **900**.

According to Florida Statute 190.006 (3)(b), you will need to publish the qualifying period for candidates to run for Seat 1 and 3:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

Candidate Qualifying for the 2026 Election will be from Noon, June 8, 2026, through Noon, June 12, 2026. Any qualified elector of the district can file paperwork starting May 26, 2026. Interested individuals can contact the Flagler County Elections Office to get the necessary paperwork for filing to run for office.

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart
Supervisor of Elections



*Town Center at Palm Coast
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 22, 2026

CLEAR PARTNERSHIPS



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Town Center at Palm Coast
Community Development District

Budget Overview
FY 2027

Town Center at Palm Coast
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$25,000.00	\$23,142.00	\$1,858.00	\$25,000.00	0%	\$25,000.00
Special Assmnts- Tax Collector	\$1,390,205.00	\$1,165,558.00	\$224,647.00	\$1,390,205.00	0%	\$1,388,378.72
Special Assmnts- Discounts	-\$55,608.00	-\$46,539.00	\$0.00	-\$46,539.00	-16%	-\$55,535.15
Other Miscellaneous Revenues	\$0.00	\$5,363.00	\$0.00	\$5,363.00	0%	\$0.00
TOTAL REVENUES	\$1,359,597.00	\$1,147,524.00	\$226,505.00	\$1,374,029.00	1%	\$1,357,843.57

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$6,000.00	\$1,800.00	\$4,200.00	\$6,000.00	0%	\$6,000.00
FICA Taxes	\$470.00	\$92.00	\$378.00	\$470.00	0%	\$459.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	0%	\$600.00
ProfServ-Dissemination Agent	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$1,000.00
ProfServ-Engineering	\$5,400.00	\$4,176.00	\$1,224.00	\$5,400.00	0%	\$5,400.00
ProfServ-Legal Services	\$11,000.00	\$4,226.00	-\$4,221.78	\$4.22	-100%	\$11,000.00
ProfServ-Mgmt Consulting	\$62,988.00	\$31,494.00	\$31,494.00	\$62,988.00	0%	\$64,878.00
ProfServ-Special Assessment	\$6,105.00	\$6,105.00	\$0.00	\$6,105.00	0%	\$6,105.00
ProfServ-Trustee Fees	\$9,600.00	\$4,638.00	\$4,962.00	\$9,600.00	0%	\$9,600.00
Auditing Services	\$5,000.00	\$4,800.00	\$200.00	\$5,000.00	0%	\$4,800.00
Website Compliance	\$3,500.00	\$179.00	\$3,321.00	\$3,500.00	0%	\$3,500.00
Postage and Freight	\$1,000.00	\$810.00	-\$809.19	\$0.81	-100%	\$1,700.00
Insurance - General Liability	\$12,948.00	\$12,229.00	\$719.00	\$12,948.00	0%	\$13,452.00
Printing and Binding	\$1,400.00	\$120.00	\$1,280.00	\$1,400.00	0%	\$1,400.00
Legal Advertising	\$2,600.00	\$55.00	\$2,545.00	\$2,600.00	0%	\$2,000.00
Miscellaneous Services	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Misc-Assessment Collection Cost	\$27,804.00	\$23,655.00	-\$23,631.37	\$23.63	-100%	\$27,767.57
Misc-Contingency	\$5,000.00	\$104.00	\$4,896.00	\$5,000.00	0%	\$5,000.00
Misc-Web Hosting	\$1,000.00	\$1,024.00	\$0.00	\$1,024.00	2%	\$1,000.00
Office Supplies	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Rental - Meeting Room	\$760.00	\$222.00	\$538.00	\$760.00	0%	\$760.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$169,100.00	\$95,904.00	\$33,444.66	\$129,348.66	-24%	\$167,346.57

Field

ProfServ-Administrative	\$36,000.00	\$18,000.00	\$18,000.00	\$36,000.00	0%	\$36,000.00
Contracts-Lake and Wetland	\$70,451.00	\$36,282.00	\$34,169.00	\$70,451.00	0%	\$70,451.00
Contracts-Landscape	\$468,132.00	\$227,586.00	\$240,546.00	\$468,132.00	0%	\$468,132.00
Security Service - Sheriff	\$134,179.00	\$78,166.00	\$56,013.00	\$134,179.00	0%	\$156,000.00
Electricity - General	\$8,248.00	\$4,283.00	\$3,965.00	\$8,248.00	0%	\$8,248.00
Utility - Irrigation	\$95,978.00	\$28,872.00	\$67,106.00	\$95,978.00	0%	\$95,978.00
Misc-Contingency	\$6,061.00	\$518.00	\$5,543.00	\$6,061.00	0%	\$9,240.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/3026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Cap Outlay - Streetlight Impr	\$266,448.00	\$177,632.00	\$88,816.00	\$266,448.00	0%	\$266,448.00
Total Field	\$1,085,497.00	\$571,339.00	\$514,158.00	\$1,085,497.00	0%	\$1,110,497.00
Reserves						
Reserve - Capital Projects	\$105,000.00	\$55,000.00	\$50,000.00	\$105,000.00	0%	\$80,000.00
Total Reserves	\$105,000.00	\$55,000.00	\$50,000.00	\$105,000.00	0%	\$80,000.00
TOTAL EXPENDITURES & RESERVES	\$1,359,597.00	\$722,243.00	\$597,602.66	\$1,319,845.66	-3%	\$1,357,843.57
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$425,281.00	-\$371,097.66	\$54,183.34	0%	\$0.00
Net change in fund balance		\$425,281.00	-\$371,097.66	\$54,183.34	0%	\$0.00
FUND BALANCE, BEGINNING	\$1,512,942.00	\$1,512,942.00	\$0.00	\$1,512,942.00	0%	\$1,567,125.34
FUND BALANCE, ENDING	\$1,512,942.00	\$1,938,223.00	-\$371,097.66	\$1,567,125.34	4%	\$1,567,125.34

Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,512,942.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$80,000.00
Estimated Funds Available - 9/30/2026	\$1,592,942.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Assigned Fund Balance		
Less: First Quarter Operating Reserve		\$339,460.89
Reserves - Others Prior Years		\$150,000.00
Capital Reserves Prior Year	400,000	
Fiscal Year 2026	105,000	
Less Expenses	(55,000)	
Fiscal Year 2027	80,000	\$530,000.00
Total Allocations of Available Funds		\$1,019,460.89
Estimated Remaining Undesignated Cash as of 9/30/2027		\$573,481.11

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Town Center at Palm Coast

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2005 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/3026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$10,000.00	\$26,755.00	\$0.00	\$26,755.00	168%	\$10,000.00
Special Assmnts- Tax Collector	\$1,493,394.00	\$1,001,500.00	\$491,894.00	\$1,493,394.00	0%	\$1,493,394.32
Special Assmnts- Discounts	-\$59,736.00	-\$39,988.00	\$0.00	-\$39,988.00	-33%	-\$59,735.77
Special Assmnts-Prepayment	\$0.00	\$2,107.00	\$0.00	\$2,107.00	0%	\$0.00
TOTAL REVENUES	\$1,443,658.00	\$990,374.00	\$491,894.00	\$1,482,268.00	3%	\$1,443,658.55
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$29,868.00	\$19,230.00	\$10,638.00	\$29,868.00	0%	\$29,867.89
Total Administrative	\$29,868.00	\$19,230.00	\$10,638.00	\$29,868.00	0%	\$29,867.89
<i>Debt Service</i>						
Principal Debt Retirement	\$770,000.00	\$0.00	\$770,000.00	\$770,000.00	0%	\$820,000.00
Interest Expense	\$676,800.00	\$334,950.00	\$341,850.00	\$676,800.00	0%	\$653,700.00
Total Debt Service	\$1,446,800.00	\$334,950.00	\$1,111,850.00	\$1,446,800.00	0%	\$1,473,700.00
TOTAL EXPENDITURES	\$1,476,668.00	\$354,180.00	\$1,122,488.00	\$1,476,668.00		\$1,503,567.89
Excess (deficiency) of revenues						
Over (under) expenditures	-\$33,010.00	\$636,194.00	-\$630,594.00	\$5,600.00	-117%	-\$59,909.34
OTHER FINANCING SOURCES (USES)						
Transfer Out - Capital Project	\$0.00	-\$14,977.00	\$0.00	-\$14,977.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$14,977.00	\$0.00	-\$14,977.00		\$0.00
Net change in fund balance	-\$33,010.00	\$621,217.00	-\$630,594.00	-\$9,377.00	-72%	-\$59,909.34
FUND BALANCE, BEGINNING	\$1,519,232.00	\$1,519,232.00	\$0.00	\$1,519,232.00	0%	\$1,509,855.00
FUND BALANCE, ENDING	\$1,486,222.00	\$2,140,449.00	-\$630,594.00	\$1,509,855.00	2%	\$1,449,945.66

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2005 Bonds	\$1,449,250.00	\$1,451,800.00	\$1,446,800.00	\$1,449,100.00

CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2005

Debt Service Amortization Schedule (After 11/01/2022 Payment Date)

Date	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2026			\$326,850.00	\$326,850.00	\$1,446,800.00
5/1/2027	\$820,000.00	6.000%	\$326,850.00	\$1,146,850.00	
11/1/2027			\$302,250.00	\$302,250.00	\$1,449,100.00
5/1/2028	\$870,000.00	6.000%	\$302,250.00	\$1,172,250.00	
11/1/2028			\$276,150.00	\$276,150.00	\$1,448,400.00
5/1/2029	\$925,000.00	6.000%	\$276,150.00	\$1,201,150.00	
11/1/2029			\$248,400.00	\$248,400.00	\$1,449,550.00
5/1/2030	\$980,000.00	6.000%	\$248,400.00	\$1,228,400.00	
11/1/2030			\$219,000.00	\$219,000.00	\$1,447,400.00
5/1/2031	\$1,040,000.00	6.000%	\$219,000.00	\$1,259,000.00	
11/1/2031			\$187,800.00	\$187,800.00	\$1,446,800.00
5/1/2032	\$1,105,000.00	6.000%	\$187,800.00	\$1,292,800.00	
11/1/2032			\$154,650.00	\$154,650.00	\$1,447,450.00
5/1/2033	\$1,175,000.00	6.000%	\$154,650.00	\$1,329,650.00	
11/1/2033			\$119,400.00	\$119,400.00	\$1,449,050.00
5/1/2034	\$1,250,000.00	6.000%	\$119,400.00	\$1,369,400.00	
11/1/2034			\$81,900.00	\$81,900.00	\$1,451,300.00
5/1/2035	\$1,325,000.00	6.000%	\$81,900.00	\$1,406,900.00	
11/1/2035			\$42,150.00	\$42,150.00	\$1,449,050.00
5/1/2036	\$1,405,000.00	6.000%	\$42,150.00	\$1,447,150.00	
	\$13,080,000.00		\$6,145,500.00	\$20,282,250.00	

Budget Narrative
 Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Town Center at Palm Coast

Community Development District

Supporting Budget Schedule

FY 2027

**Comparison of Non-Ad Valorem Assessments
Fiscal Year 2027 vs. Fiscal Year 2026**

Product	General Fund			Debt Service			Total Assessments per Unit		
	FY 2027 Fund	FY 2026 Fund	Percent Change	FY 2027 Fund	FY 2026 Fund	Percent Change	FY 2027 Fund	FY 2026 Fund	Percent Change
Residential	\$262.16	\$262.51	-0.1%	\$381.07	\$381.07	0.0%	\$643.24	\$643.58	-0.1%
Office	\$163.85	\$164.07	-0.1%	\$238.17	\$238.17	0.0%	\$402.02	\$402.24	-0.1%
Retail	\$196.62	\$196.88	-0.1%	\$285.81	\$285.81	0.0%	\$482.43	\$482.69	-0.1%
Assisted Living	\$65.54	\$65.63	-0.1%	\$95.27	\$95.27	0.0%	\$160.81	\$160.90	-0.1%
Non-Retail Comm	\$131.08	\$131.25	-0.1%	\$190.54	\$190.54	0.0%	\$321.62	\$321.79	-0.1%

Product	Tax Collector		Direct Billed		Total	Total	Prepaid	EAU	TOTAL
	GF Units	DS Units	GF Units	DS Units	O&M Units	DS Units	Units	FACTOR	EAU's
Residential	2879.461	1762.622	0.000	0.000	2879.461	1762.622	998.000	2.00	5,758.92
Office (1)	1278.441	1155.263	0.000	0.000	1278.441	1155.263	0.000	1.25	1,598.05
Retail (1)	1511.654	1322.774	0.000	0.000	1511.654	1322.774	112.500	1.50	2,267.48
Assisted Living	407.000	397.060	0.000	0.000	407.000	397.060	0.000	0.50	203.50
Non-Retail Comm	763.721	685.801	0.000	0.000	763.721	685.801	0.000	1.00	763.72
	6840.277	5323.521	0.000	0.000	6840.277	5323.521	1110.500		10,591.68

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed Operating and Debt Service Budget for Fiscal Year 2027, a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said Proposed Budget and desires to set the required Public Hearing thereon;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT:

1. The Budget proposed by the District Manager for Fiscal Year 2027 is hereby approved as the basis for conducting a public hearing to adopt said proposed budget.
2. A Public Hearing on said Approved Proposed Budget is hereby declared and set for the following date, hour, and location:

Date: Friday, July 24, 2026
Hour: 10:00 a.m.
Location: Hilton Garden Inn Palm Coast/Town Center
55 Town Center Boulevard
Palm Coast, Florida 32164

3. Notice of this Public Hearing shall be published in the manner prescribed by Florida Law.

Adopted this 22nd day of May, 2026.

Jeff Douglas
Chairman

Secretary/Assistant Secretary

**MINUTES OF MEETING
TOWN CENTER AT PALM COAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Town Center at Palm Coast Community Development District was held on Friday, March 20, 2026, at 10:00 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Jeffrey Douglas	Chairperson
Greg Eckley	Vice Chairperson
Frances Estrada	Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey	District Manager
Michael Chiumento III	District Counsel
Diana Lopez	District Accountant (via Teams)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order and called the roll; a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Ms. Estrada, seconded by Mr. Eckley, with all in favor, the agenda was approved as presented. 3-0
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THIRD ORDER OF BUSINESS

Audience Comments

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Mr. Douglas mentioned he spoke with the County and requested confirmation on whether the \$55,000 CDD contribution check has been sent. Ms. Harvey will confirm the source of the check and provide an update.

B. District Counsel

Mr. Chiumento stated the City discussed signage issues with a blanket easement and whether the signs were the CDD's responsibility to maintain, noting that the signs were installed by the developer. He questioned who had the authority over the signs. An interlocal agreement exists between the developer and the City. The City wants to install neon signage and build light-up boards. Mr. Chiumento clarified that this was for informational purposes and they are not the District's signs.

Additionally, Mr. Chiumento explained the qualifying opening and closing dates for the 2026 General Election and recommended Ms. Maria Eckley join the Board.

C. District Engineer

None.

D. Field Services Manager

i. VerdeGo Landscape Maintenance Summary

ii. SOLitude Lake Management Summary

Mr. Smith reviewed the reports with the Board.

Mr. Smith noted that City representatives came to discuss the streetlights and confirmed that the City is responsible for replacing any streetlights that are out or damaged. He stated he has been submitting service requests through FP&L; however, FP&L is currently one year behind on service requests.

iii. VerdeGo Landscape Proposals #21254, #21255 and #21257 – Landscape Enhancements

Mr. Smith discussed the landscape enhancements' proposals related to the removal and replacement of diseased trees, at an estimated cost of \$12,225. He noted Town Center has an interlocal agreement with the City, and the expense would be funded from the landscape budget. The Board commented that the City is holding a lot of funds collected from developers and landowners. Mr. Chiumento provided an explanation of the funds received, the taxable value, and the portion of CRA funding being paid by the community to the City.

He further noted there is currently no stakeholder representation on the CRA Board. Mr. Chiumento reviewed the interlocal agreement to clarify the CDD’s responsibilities. **This item was tabled.**

E. District Manager

i. Consideration of Resolution 2026-03, General Election

Ms. Harvey outlined the Resolution.

On MOTION by Ms. Estrada, seconded by Mr. Eckley, with all in favor, Resolution 2026-03, Fiscal Year 2026 General Election, was adopted. 3-0

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Interlocal Agreement Between the City and Town Center at Palm Coast CDD

The Board had a discussion regarding the interlocal agreement. Mr. Douglas stated he spoke with Lauren, City Manager, to confirm where the \$55,000 contribution check should be sent. Ms. Harvey will follow up on the issuance of the \$55,000 contribution check.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held January 16, 2026

On MOTION by Mr. Eckley, seconded by Ms. Estrada, with all in favor, the minutes of the January 16, 2026, meeting were approved as presented. 3-0

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Estrada inquired about the signage in Town Center.

Ms. Harvey asked the Board if they would like to hold a budget workshop. The Board responded no.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 10:33 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Town Center at Palm Coast COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 20, 2026

- **Current Cash Balances:**
 - Bank United Bank Operating: \$ 274,465.46
 - BankUnited MM: \$1,699,564.34
- **Assessment collections:**
 - We received a tax distribution of \$ 84,949.75.74 on 4/9/26.
 - We are 72% fully collected on the tax roll ,
- **Due from Other Funds:**
 - Due from Other Funds: \$39,894.64
 - Assessments will be transferred to Debt Service in April.
- **Audit – FY 2025:**
 - This audit has been completed on 3/31/26.
- **Expenses:**
 - Current expenses make up about 53% of the annual budget through the end of March 2026.
Total expenses for the first 6 months are approximately \$ 722,243.