

Towne Park Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

towneparkcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Towne Park Community Development District, scheduled to be held **Thursday, July 12, 2018 at 1:00 p.m. at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803**. As always, the personal attendance of three Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-877-864-6450**

Participant Code: **454943**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the June 14, 2018 Board of Supervisors Meetings**
- 2. **Consideration of Resolution 2018-13, Annual Meeting Schedule for Fiscal Year 2018/2019**

Business Matters

- 3. **Public Hearing on the Adoption of the District's Fiscal Year 2018-2019 Budget**
 - Public Comments and Testimony
 - Board Comments
 - **Consideration of Resolution 2018-14, Adopting a Fiscal Year 2018-2019 Budget and Appropriating Funds**
- 4. **Public Hearing on the Imposition of Special Assessments to Fund the District's Fiscal Year 2018-2019 Budget**
 - Public Comments and Testimony
 - Board Comments
 - **Consideration of Resolution 2018-15, Adopting an Assessment Roll for Fiscal Year 2018-2019 and Certifying Special Assessments for Collection**
- 5. **Consideration of Resolution 2018-16, Ratifying the Sale of the Series 2018 Bonds**
- 6. **Consideration of Notice of Lien of Special Assessments for Phase 2B**
(provided under separate cover)
- 7. **Consideration of Notice of Lien of Special Assessments for Phase 3A**
(provided under separate cover)
- 8. **Consideration of Amended Disclosure of Public Financing** *(provided under separate cover)*

9. **Consideration of First Amendment to Agreement with Floralawn for Landscape Maintenance Services, Phase 2A** *(provided under separate cover)*
10. **Consideration of Funding Agreement # 3 - 4**
11. **Consideration of Payment Authorization Nos 78 – 79**
12. **Consideration of Monthly Financials**

Other Business

Staff Reports
District Counsel
District Engineer
District Manager
Supervisor Requests and Audience Comments
Adjournment



**Towne Park
Community Development District**

Minutes

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, June 14, 2018 at 11:12 a.m.

***The Offices of Highland Homes
3020 S. Florida Avenue, Suite 101
Lakeland, Florida 33803***

Board Members present at roll call:

Joel Adams	Board Member
Rennie Heath	Board Member
Scott Shapiro	Board Member

Also Present:

Sarah Warren	Hopping Green & Sams, P.A.	
Jane Gaarlandt	Fishkind & Associates, Inc.	
Kevin Plenzler	Fishkind & Associates, Inc.	(via phone)
Heather E. Wertz	Hamilton Engineering	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order. The Board Members and staff in attendance are as outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the May 10, 2018 Board of Supervisors' Meeting

The Board reviewed the minutes of the May 10, 2018 Board of Supervisors' Meeting.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved the Minutes of the May 10, 2018 Board of Supervisors' Meeting.

FORTH ORDER OF BUSINESS

**Consideration of Final
Supplemental Assessment
Methodology**

Mr. Plenzler presented the Supplemental Assessment Methodology Report to the Board. He stated that he found the assessments to be reasonably and equably allocated and the benefit received by the District's property will exceed the cost of the related assessment. He mentioned that he noticed a typo on page 7 of the report in the agenda with respect to the total 2B & 3A costs and it should read \$13,835,000 and every other number in the document is accurate. He asked the best way to get the document to Ms. Gaarlandt and Ms. Warren. Ms. Warren asked Mr. Plenzler to email it to the working group and they will make sure the exhibits are updated. Mr. Plenzler noted that he has already updated the documents and will recirculate them now.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved the Final Supplemental Assessment Methodology, as amended.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-11,
Supplemental Assessment
Resolution for Assessment Area 2B
Bonds**

Ms. Warren presented resolution 2018-11 to the Board.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2018-11, Supplemental Assessment Resolution for Assessment Area 2B Bonds.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-12,
Supplemental Assessment
Resolution for Assessment Area 3A
Bonds**

Ms. Warren presented resolution 2018-12 to the Board.

ON MOTION by Mr. Heath, seconded by Mr. Adams, with all in favor, the Board approved Resolution 2018-12, Supplemental Assessment Resolution for Assessment Area 3A Bonds.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement Between the District and Resort Pool Services for Pool Maintenance

Ms. Gaarlandt presented the agreement between the District and Resort Pool Services for pool maintenance.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved the Agreement Between the District and Resort Pool Services for Pool Maintenance.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement between the District and Faulkner Engineering Services, Inc., for Construction Materials Testing Services

Ms. Gaarlandt noted that this agreement is for Phase 2B.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board ratified the Agreement between the District and Faulkner Engineering Services, Inc., for Construction Materials Testing.

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2016- 2017 Audited Financial Statement

Ms. Gaarlandt explained that this was considered a clean audit. She noted that going forward the audit reports must be completed within six months of the end of the fiscal year.

Ms. Gaarlandt requested a motion to accept the Fiscal Year 2016-2017 Audited Financial Statement.

ON MOTION by Mr. Adams, seconded by Mr. Shapiro, with all in favor, the Board accepted the Fiscal Year 2016-2017 Audited Financial Statement.

TENTH ORDER OF BUSINESS

Consideration of Funding Agreement #2

The Board reviewed the funding agreement.

ON MOTION by Mr. Heath, seconded by Mr. Adams, with all in favor, the Board approved Funding Agreement #2.

ELEVENTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 76 - 77

Ms. Gaarlandt requested Board approval of Payment Authorization Nos. 76 – 77.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved Payment Authorization Nos. 76 - 77.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. There was no action required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – No Report

District Manager – Ms. Gaarlandt reminded the Board Members about the Form 1 that is due by July 1, 2018. She also reminded them to list all the various Districts for which they serve on the Board.

FOURTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments or Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Heath, seconded by Mr. Adams, with all in favor, the Board Adjourned the June 14, 2018 Board of Supervisor's Meeting for the Towne Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman



**Towne Park
Community Development District**

Resolution 2018-13

RESOLUTION 2018-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2018-2019; AND PROVIDING FOR AN EFFECTIVE DATE

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 situated within Lakeland, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt a Fiscal Year 2018-2019 annual meeting schedule attached as **Exhibit A**.

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

1. The Fiscal Year 2018-2019 annual meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 12th day of July, 2018.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2018-2019 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018-2019

The Board of Supervisors of the Towne Park Community Development District will hold their regular meetings for Fiscal Year 2018-2019 at the offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803 at 1:00 p.m. unless otherwise indicated as follows:

[Add Meeting Dates]

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817 or by calling (407) 382-3256.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

**Towne Park
Community Development District**

Resolution 2018-14

RESOLUTION 2018-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Towne Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Towne Park Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2018.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Towne Park CDD
Proposed FY2018-2019 O&M Budget

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Total	FY 2018 Adopted Budget	FY 2019 Proposed Budget
<u>Revenues</u>					
Assessments	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ -	\$ 88,800.00
Developer Collections	-	-	-	165,000.00	195,450.00
Net Revenues	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ 165,000.00	\$ 284,250.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 4,400.00	\$ (400.00)	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
D&O Insurance	2,356.00	-	2,356.00	2,500.00	2,600.00
Bond Trustee Services	2,788.03	1,211.97	4,000.00	4,000.00	4,000.00
Management	18,749.97	6,250.03	25,000.00	25,000.00	25,000.00
Engineering	850.00	9,150.00	10,000.00	10,000.00	5,000.00
Dissemination Agent	4,000.00	-	4,000.00	-	4,000.00
District Counsel	15,620.67	9,379.33	25,000.00	25,000.00	15,000.00
Audit	5,750.00	(750.00)	5,000.00	5,000.00	6,500.00
Travel and Per Diem	-	500.00	500.00	500.00	500.00
Telephone	41.91	158.09	200.00	200.00	200.00
Postage & Shipping	169.82	(19.82)	150.00	150.00	150.00
Copies	541.95	958.05	1,500.00	1,500.00	1,500.00
Legal Advertising	2,598.28	2,401.72	5,000.00	5,000.00	3,000.00
Bank Fees	-	-	-	250.00	-
Miscellaneous, Contingency	205.08	8,044.92	8,250.00	8,250.00	20,000.00
Web Site Maintenance	675.00	225.00	900.00	900.00	900.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Water	11,286.13	9,500.00	20,786.13	-	8,000.00
Pond Maintenance	-	10,000.00	10,000.00	10,000.00	10,000.00
General Liab. Insurance	2,946.00	-	2,946.00	2,500.00	3,250.00
Property Insurance	-	-	-	5,000.00	12,000.00
Clubhouse & Pool Maintenance	950.00	9,050.00	10,000.00	10,000.00	-
Landscaping Maintenance & Material	15,317.33	24,682.67	40,000.00	40,000.00	125,000.00
TECO Streetlighting	-	5,000.00	5,000.00	5,000.00	-
<u>Pool & Clubhouse</u>					
Maintenance Staff	-	-	-	-	3,000.00
Facility Management	-	-	-	-	3,000.00
Electric	-	-	-	-	10,000.00
Internet/Phone	1,212.38	225.00	\$ 1,437.38	-	1,000.00
Facility Repair & Maintenance	-	-	-	-	2,500.00
Pest Control	-	-	-	-	500.00
Pool Maintenance & Repairs	-	-	-	-	8,400.00
Water	-	-	-	-	5,000.00
Total General & Administrative Expenses	\$ 90,633.55	\$ 95,566.96	\$ 186,200.51	\$ 165,000.00	\$ 284,250.00
Total Expenses	\$ 90,633.55	\$ 95,566.96	\$ 186,200.51	\$ 165,000.00	\$ 284,250.00
Income (Loss) from Operations	\$ 25,778.65	\$ -	\$ 25,778.65	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ 2.05	-	\$ 2.05	\$ -	\$ -
Total Other Income (Expense)	\$ 2.05	\$ -	\$ 2.05	\$ -	\$ -
Net Income (Loss)	\$ 25,780.70	\$ -	\$ 25,780.70	\$ -	\$ -

**Towne Park
Community Development District**

Resolution 2018-15

RESOLUTION 2018-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of July, 2018.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Towne Park CDD
Proposed FY2018-2019 O&M Budget

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Total	FY 2018 Adopted Budget	FY 2019 Proposed Budget
<u>Revenues</u>					
Assessments	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ -	\$ 88,800.00
Developer Collections	-	-	-	165,000.00	195,450.00
Net Revenues	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ 165,000.00	\$ 284,250.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 4,400.00	\$ (400.00)	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
D&O Insurance	2,356.00	-	2,356.00	2,500.00	2,600.00
Bond Trustee Services	2,788.03	1,211.97	4,000.00	4,000.00	4,000.00
Management	18,749.97	6,250.03	25,000.00	25,000.00	25,000.00
Engineering	850.00	9,150.00	10,000.00	10,000.00	5,000.00
Dissemination Agent	4,000.00	-	4,000.00	-	4,000.00
District Counsel	15,620.67	9,379.33	25,000.00	25,000.00	15,000.00
Audit	5,750.00	(750.00)	5,000.00	5,000.00	6,500.00
Travel and Per Diem	-	500.00	500.00	500.00	500.00
Telephone	41.91	158.09	200.00	200.00	200.00
Postage & Shipping	169.82	(19.82)	150.00	150.00	150.00
Copies	541.95	958.05	1,500.00	1,500.00	1,500.00
Legal Advertising	2,598.28	2,401.72	5,000.00	5,000.00	3,000.00
Bank Fees	-	-	-	250.00	-
Miscellaneous, Contingency	205.08	8,044.92	8,250.00	8,250.00	20,000.00
Web Site Maintenance	675.00	225.00	900.00	900.00	900.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Water	11,286.13	9,500.00	20,786.13	-	8,000.00
Pond Maintenance	-	10,000.00	10,000.00	10,000.00	10,000.00
General Liab. Insurance	2,946.00	-	2,946.00	2,500.00	3,250.00
Property Insurance	-	-	-	5,000.00	12,000.00
Clubhouse & Pool Maintenance	950.00	9,050.00	10,000.00	10,000.00	-
Landscaping Maintenance & Material	15,317.33	24,682.67	40,000.00	40,000.00	125,000.00
TECO Streetlighting	-	5,000.00	5,000.00	5,000.00	-
<u>Pool & Clubhouse</u>					
Maintenance Staff	-	-	-	-	3,000.00
Facility Management	-	-	-	-	3,000.00
Electric	-	-	-	-	10,000.00
Internet/Phone	1,212.38	225.00	\$ 1,437.38	-	1,000.00
Facility Repair & Maintenance	-	-	-	-	2,500.00
Pest Control	-	-	-	-	500.00
Pool Maintenance & Repairs	-	-	-	-	8,400.00
Water	-	-	-	-	5,000.00
Total General & Administrative Expenses	\$ 90,633.55	\$ 95,566.96	\$ 186,200.51	\$ 165,000.00	\$ 284,250.00
Total Expenses	\$ 90,633.55	\$ 95,566.96	\$ 186,200.51	\$ 165,000.00	\$ 284,250.00
Income (Loss) from Operations	\$ 25,778.65	\$ -	\$ 25,778.65	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ 2.05	-	\$ 2.05	\$ -	\$ -
Total Other Income (Expense)	\$ 2.05	\$ -	\$ 2.05	\$ -	\$ -
Net Income (Loss)	\$ 25,780.70	\$ -	\$ 25,780.70	\$ -	\$ -

Towne Park CDD
Revised FY 2018-2019 CDD O&M Assessments

<u>Development Phase</u>	<u>Planned Lots</u>	<u>Acreage</u>	<u>ERU per Lot</u>	<u>ERU per Lot for FY 18-19</u>	<u>Total ERUs</u>	<u>O&M</u>		<u>Gross O&M per Lot*</u>
						<u>Assmt. per Phase</u>	<u>Assmt. per Lot if Paid in November*</u>	
Phase 2A Single-Family (Platted)	148		1.00	1.000	148	\$68,078.32	\$474.22	\$494.61
Phase 2B Single-Family (Underdevelopment)	130		1.00	1.000	130	\$59,798.53	\$474.22	\$494.61
Phase 3A Single-Family (Underdevelopment)	433		0.75	0.750	324.75	\$149,381.32	\$355.66	\$370.96
Phase 3B (Acreage)		88	0.05	0.050	4.4	\$2,023.95	\$23.71	\$24.73
Phase 3C (Acreage)		216	0.05	0.050	10.8	\$4,967.88	\$23.71	\$24.73
Totals	711	304			618	\$284,250		

*Amount paid if the property owner takes full advantage of the statutory 4.0% early payment discount.

**Values include a total 7.0% gross-up to account for the early payment discount and the fees charged by the county property appraiser and/or tax collector.

**Towne Park
Community Development District**

Resolution 2018-16

RESOLUTION 2018-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$3,365,000 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 2B PROJECT) AND \$10,470,000 TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 3A PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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*, located in the City of Lakeland, Florida; and

WHEREAS, the District previously adopted Resolution 2015-11 and Resolution 2018-07 (the "Bond Resolutions"), authorizing the issuance of special assessment bonds by the District in an aggregate principal amounts of \$3,365,000 and \$10,470,000 (the "Series 2018 Bonds") for the purpose of financing a portion of the acquisition and/or construction of the District's "Series 2018 Project"; and

WHEREAS, the District closed on the issuance of the Series 2018 Bonds on June 21, 2018; and

WHEREAS, as prerequisites to the issuance of the Series 2018 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel ("District Staff") were required to execute and deliver various documents (the "Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2018 Bonds.

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

SECTION 1. The issuance of the Series 2018 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2018 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2018 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 12th day of July, 2018.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

**Towne Park
Community Development District**

Notice of Lien of Special Assessments for Phase 2B

**Towne Park
Community Development District**

Notice of Lien of Special Assessments for Phase 3A

**Towne Park
Community Development District**

Amended Disclosure of Public Financing

**Towne Park
Community Development District**

**First Amendment to Agreement with Floralawn for
Landscape Maintenance Services, Phase 2A**



Landscape Maintenance Proposal Town Park 2

June 14, 2018

Towne Park 2 CDD
c/o Denise Abercombie Lakeland, FL 33803

We sincerely appreciate the opportunity to propose how FloraLawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$2,260	\$5,460
Interior Pest Control	\$75	\$450
St. Augustine Fertilization	\$135	\$1,620
Shrub Fertilization	\$34	\$408
Irrigation Inspections	\$120	\$1,440
Fire Ant Treatment (Mailbox Area)	\$110	\$1,320
Total	\$2,734	\$32,808

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	<p>Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (Floratum) and <u>42 times</u> per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season <u>April through October</u> and every other week during the non-growing season or as needed <u>November through March</u>.</p> <p>Bahia lake and pond banks will be mowed <u>24 times</u> per year consistent with <u>3 times</u> per month May through October and <u>1 time</u> per month or as needed November through April.</p>
Trimming	<p>Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.</p>
Edging	<p>All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>42 times</u> per year). A soft edge of all bed areas will be performed every other mowing (<u>21 times</u> per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.</p>
Fertilization	<p>St. Augustine/Floratum areas shall be fertilized with a commercial grade fertilizer <u>6 times</u> per year. Timing of applications will be adjusted to meet horticultural conditions.</p> <p>Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.</p>
Weed, Insect, & Disease Control	<p>Post-Emergent weed applications will be performed up to <u>4 times</u> per year between April 1st and October 30th. Pre-Emergent herbicides will be used <u>1 times</u> per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. FloraLawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.</p> <p>Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's <i>Top Choice</i> or <i>Chipco Choice</i> that guarantee year-long ant control can be purchased outside the scope of this contract.</p>

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	<p>All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following:</p> <ul style="list-style-type: none">● Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.● Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.● The removal of dead, diseased, or injured branches and palms will be performed as needed● Ground covers and vines can maintain a neat and uniform appearance.
Weeding	<p>Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.</p>
Fertilization	<p>Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.</p>
Insect, & Disease Control	<p>All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.</p>

IRRIGATION

Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
Repairs	Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being <u>\$60.00</u> per hour. Faults and failures of the irrigation system communicated to FloraLawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>42 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
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OPTIONAL ITEMS & ADDITIONAL SERVICES

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">● Landscape design & installation● Annual flower bed design & installation● Thin & prune trees over 10' in height● New plant installation● Pump Maintenance | <ul style="list-style-type: none">● Sodding and/or Seeding● Mulching● Prune Palms over 15' of clear trunk● Leaf clean-up● Pump repair & installation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

COMPENSATION

FloraLawn agrees to provide all of the above services for an annual fee of \$32,808 to be paid in monthly fees of \$2,734 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service.

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**Towne Park
Community Development District**

Funding Agreement #3 – 4

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request #3
Capital Projects Phase 2B & 3A
6/14/2018

Item No.	Payee	Invoice Number	Phase 2B TP II, LLC	Phase 3A Riverstone, LLC	Total
1	Heath Construction & Management, LLC Services from 05.15.2018 to 05.31.2018	600	\$ -	\$ 3,000.00	\$ 3,000.00
TOTAL			<u>\$0.00</u>	<u>\$3,000.00</u>	<u>\$ 3,000.00</u>

Chairperson

Heath Construction & Management, LLC

2415 Cypress Gardens Boulevard
Winter Haven, FL 33884

Invoice

Date	Invoice #
5/31/2018	600

Bill To
Town Park Cdd ATTN: Amanda Lane 12051 Corporate Blvd Orlando, FL 32817

Job	Riverstone Phase 1
-----	--------------------

Description	Amount
Design, permitting, zoning, land use, public hearing, bidding, and construction management from 5.15.18 to 5.31.18	3,000.00
Payment due upon receipt	Total \$3,000.00

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request #4
Capital Projects Phase 2B & 3A
6/20/2018

Item No.	Payee	Invoice Number	Phase 2B TP II,LLC	Phase 3A Riverstone, LLC	Total
1	Horner Environmental Professionals, Inc. Waste Services Billing Period - 2018.04	214867	\$ -	\$ 6,462.06	\$ 6,462.06
2	Stearns Weaver Miller Weissler Alhadeff & Sitterson, PA Professional services rendered through 02.28.2018	15944158		\$ 114.00	\$ 114.00
		TOTAL	\$0.00	\$6,576.06	\$ 6,576.06

Chairperson



HORNER ENVIRONMENTAL
PROFESSIONALS, INC.
4252 HAY ROAD
LUTZ, FLORIDA 33559
TEL: 813-907-9500

Invoice

Date	Invoice No.
5/21/2018	214867

Bill To
Rennie Heath Cassidy Holdings Group 346 East Central Avenue Winter Haven, FL 33880

Project Name: Riverstone
Billing Period: April 2018

Service Description	Total Hours	Billing Rate	Amount
Excavation of contaminated soil below the former tank location			
Post removal field screening of soil removal area			
Removal/offsite disposal of contaminated soils			
Coordination with R. Heath, Republic Waste Services as needed			
Total Hours	42.75	95.00	4,061.25
Disposal Fee (Paid by HEP)		500.81	500.81
Equipment fee		1,900.00	1,900.00
<div>RH 1202</div>			

Thank you for the opportunity to assist you with this project.

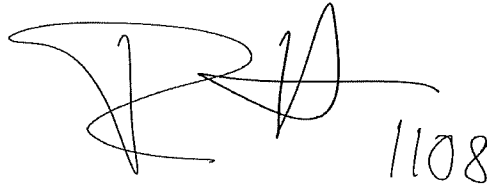
Balance Due:

\$6,462.06

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

Atlantic Property Company, LLC
Attn. Rennie Heath
346 E. Central Avenue
Winter Haven, FL 33880



Invoice Date: March 14, 2018
Invoice Number: 15944158
Page 1

For Professional Services Rendered Through February 28, 2018

Our Matter # 43204.0001
Riverstone Development Agreement

Date	Professional	Description	Hours	Rate	Dollars
02/26/18	JTC	Conference with client and R. Van Wyk regarding city consent to CDD financing offsite improvements.	0.40	285.00	114.00

Summary Of Fees

Professional	Hours	Rate	Dollars
J.T. Cremer	0.40	285.00	114.00
TOTAL	0.40		114.00

FEES FOR PROFESSIONAL SERVICES \$ **114.00**

TOTAL DUE THIS INVOICE \$ **114.00**

V.A. Marchetti

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct Line: (305) 789-3200
Fax: (305) 789-3395

REMITTANCE PAGE
For Professional Services Rendered

Atlantic Property Company, LLC
Attn. Rennie Heath
346 E. Central Avenue
Winter Haven, FL 33880

Invoice Date: March 14, 2018
Matter Number: **43204.0001**
Invoice Number: **15944158**
Page: 2

TOTAL FEES:	\$	114.00
TOTAL DUE THIS INVOICE:	\$	114.00
TOTAL OUTSTANDING INVOICES:	\$	7,096.50
GRAND TOTAL:	\$	<u>7,210.50</u>

OUTSTANDING INVOICES

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Outstanding Balance</u>
01/24/18	15941600	\$ 5,187.00
02/09/18	15942419	\$ 1,909.50

<p>Please make checks payable to:</p> <p>Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 W. Flagler Street, Suite 2200 Attention: ACCOUNTS RECEIVABLE Miami, Florida 33130</p> <p>F.E.I. 59-2126062</p>	<p>To pay via wire transfer:</p> <p>Citibank, N.A. ABA Number: 266086554 Account Number: 3200530069</p> <p>Please include invoice/matter number(s) to avoid delays and errors in processing.</p>
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Please Return This Copy With Your Payment, Thank You!



**Towne Park
Community Development District**

Payment Authorization Numbers 78 – 79

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #78

6/12/2018

Item No.	Payee	Invoice Number	General Fund
1	Resort Pool Services DBA Maintenance and Install Pool Service	8289	\$ 950.00
2	Advanced Business Communications Labor and Trip Charge	2690	\$ 150.00
3	Floralawn Monthly Lawn Maintenance - 2018.06	80862	\$ 1,805.00
4	Lakeland Electric Billing Date 06.04.2018	3555224.2018.06	\$ 280.44
	Billing Date 06.04.2018	3555225-2018.06	\$ 264.87
5	Business Observer Legal Ad - 06.01.2018	18-00952K	\$ 50.31
TOTAL			\$ 3,500.62

Chairperson

Resort Pool Services DBA
1171 Mesa Verde Court
Clermont, FL 34711 US
321-689-6210
r.mc@hotmail.com



Invoice 8289

BILL TO
TOWNE PARK 11CDD
~~3920 S Florida Avenue~~
~~Suite 305~~
~~Lakeland, FL 33803 USA~~

SHIP TO
TOWNE PARK 11CDD
3920 S Florida Avenue
Suite 305
Lakeland, FL 33803 USA

DATE
06/01/2018

PLEASE PAY
\$950.00

DUE DATE
06/16/2018

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and Install Pool Service	1	950.00	950.00

TOTAL DUE

\$950.00

THANK YOU.

Advanced Business Communications
 4410 Drawdy Rd.
 Plant city, Fl. 33567
 813.333.8646

Invoice

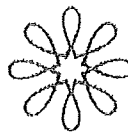
Bill To:

~~Highland Homes~~ Towne Park II CDD
 3020 South Florida Ave.
 Lakeland, Fl. 33803

Date	Invoice No.
05/28/18	2690

Terms
Net 30

Item	Description	Quantity	Rate	Amount
Labor	Labor / Meet at clubhouse to Terminate outside cable for access point / Mount Access point / Tone ...label and terminate cable / Assist Dave Spivey in making active	1	75.00	75.00
trip charge	25 min to and from clubhouse	1	75.00	75.00
	Work performed at Town Park Estates II, pipkin road, Lakeland non-Taxable		0.00	0.00
Questions? Call 8133338646 or email TBrooker1@Mac.com			Total	\$150.00



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
6/1/2018	80862

Bill To
Towne Park CDD 3020 S Florida Ave Lakeland, FL 33803

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn maintenance Billing For June 2018	1,805.00	1,805.00
Thank you for your business.		Total	\$1,805.00

Phone #	Fax #	Web Site
863-668-0494	863-668-0495	www.floralawn.com

Balance Due \$1,805.00



Retain This Portion For Your Records

Service Location:

5107 WHITE EGRET LN # W/I
LAKELAND, FL 33811 US

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	06/04/2018
Account Number :	3555224
Total Amount Due :	\$ 280.44
Payment Due Date :	07/02/2018
Payments/Credits since Last Bill :	\$ -267.98
Previous Balance was a Credit :	\$ -4.86

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.5.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 35 @ 4.07.....	\$ 142.45	
Inside the City Utility Tax.....	\$ 25.94	
Current Water Irrigation Charges.....		\$ 285.30
TOTAL CURRENT CHARGES		\$ 285.30
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 07/02/2018		\$ 280.44

www.lakelandelectric.com

Please make checks payable to Lakeland Electric P.O. Box 32006 Lakeland, FL 33802-2006 834-9535

LB180804_0-333-000004091

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



000167 000004091



TOWNE PARK COMMUNITY DEVELOPMENT DIST
12051 CORPORATE BLVD
ORLANDO FL 32817-1450



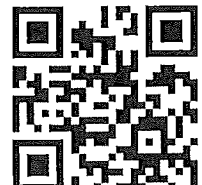
PAYMENT SECTION

Account Number :	3555224
Total Amt Due 07/02/2018	\$ 280.44
Amount Enclosed:	_____

VISIT OUR NEW EXPRESS PAY KIOSKS
Payments will post to your account immediately.

Scan this QR code at our
Express Pay kiosk
to go directly to your account

Please see back of stub for kiosk locations.



Please note address changes on the back of the payment stub.

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Service Location:
 3606 PEREGRINE WY # W/I
 LAKELAND, FL 33811 US

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	06/04/2018
Account Number :	3555225
Total Amount Due :	\$ 264.87
Payment Due Date :	07/02/2018
Payments/Credits since Last Bill :	\$ -389.12
Previous Balance was a Credit :	\$ -7.00

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.5.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 32 @ 4.07.....	\$ 130.24	
Inside the City Utility Tax.....	\$ 24.72	
Current Water Irrigation Charges.....		\$ 271.87
TOTAL CURRENT CHARGES		\$ 271.87
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 07/02/2018		\$ 264.87

www.lakelandelectric.com

Please make checks payable to Lakeland Electric P.O. Box 32006 Lakeland, FL 33802-2006 834-9535

LB180804_0-335-000004091

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



000168 000004091



TOWNE PARK COMMUNITY DEVELOPMENT DIST
 12051 CORPORATE BLVD
 ORLANDO FL 32817-1450



2

Please note address changes on the back of the payment stub.

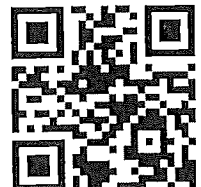
PAYMENT SECTION

Account Number :	3555225
Total Amt Due 07/02/2018	\$ 264.87
Amount Enclosed:	_____

VISIT OUR NEW EXPRESS PAY KIOSKS
 Payments will post to your account immediately.

Scan this QR code at our
 Express Pay kiosk
 to go directly to your account

Please see back of stub for kiosk locations.



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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-00952K

Date 06/01/2018

Attn:

Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Serial # 18-00952K

Notice of Board of Supervisors' Meeting
RE: Towne Park Community Development District
Published: 6/1/2018

Amount

\$50.31

Important Message

Paid
Total

0

\$50.31

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #79

6/29/2018

Item No.	Payee	Invoice Number	General Fund
1	Hamilton Engineering & Surveying, Inc. TP CDD Mapping Services - 04.28 to 06.01.2018	56221	\$ 850.00
2	Supervisors Fees Rennie Heath	06.14.2018	\$ 200.00
	Scott Shapiro	06.14.2018	\$ 200.00
	Joel Adams	06.14.2018	\$ 200.00
3	Floralawn Irrigation Repair - 2018.06	81027	\$ 41.35
4	Fishkind & Associates, Inc. DM Fee and Reimbursables - 2018.06	28888	\$ 2,222.84
5	Business Observer Legal Ad - 06.22.2018, 06.29.2018	18-01100K	\$ 455.00
6	Hopping Green & Sams Legal Services through 05.31.2018	101049	\$ 1,943.67
7	Bright House Networks Internet service for clubhouse - 2018.06	077420101061918	\$ 74.98
8	Choice Networks, Inc. Internet installation for clubhouse - 2018.06	12198	\$ 731.49
	Internet installation for clubhouse - 2018.06	12208	\$ 75.00
TOTAL			\$ 6,994.33

Chairperson

Invoice

3409 W LEMON ST., TAMPA, FL 33609
TEL: 813.250.3535 | FAX: 813.250.3636
EMAIL: ACCOUNTING@HAMILTONENGINEERING.US

Jane Gaarlandt
District Manager
Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817

June 8, 2018
Project No: 03641.0001
Invoice No: 56221
Project Manager: Eric Hyatt

Project 03641.0001 Towne Park CDD - Mapping Services

Professional Services for the Period: April 28, 2018 to June 1, 2018

Phase S192 Mapping Services

Phase	Phase Fee	% Complete	Earned	Prior Billing	Current Fee
Mapping Services	850.00	100.00	850.00	0.00	850.00
Total Fee	850.00		850.00	0.00	850.00
		Fee:			850.00
			Total for this Section:		\$850.00
			TOTAL DUE THIS INVOICE:		\$850.00

Billed-to-Date

	Current	Prior	Total
Fee	850.00	0.00	850.00
Totals	850.00	0.00	850.00

PA 79

Towne Park Community Development District

Date of Meeting: June 14, 2018

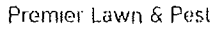
Board Members:

	Attendance	Fee
1. Rennie Heath	<u>x</u>	<u>\$200</u>
2. Scott Shapiro	<u>x</u>	<u>\$200</u>
3. Brian Walsh	<u></u>	<u>\$0</u>
4. Joel Adams	<u>x</u>	<u>\$200</u>
5. Jeffrey Shenefield	<u></u>	<u>\$0</u>
	<u></u>	<u>\$600</u>

Approved For Payment:

Ken Gault
Manager

6/15/18
Date



Phone #	Fax #	Web Site
863-668-0494	863-668-0495	www.floralawn.com

Figure 1 displays a 3x3 grid of grayscale images showing the evolution of a pattern. The top row shows a noisy background with a faint vertical structure. The middle row shows a more defined vertical structure. The bottom row shows a clear vertical structure with a central column of higher intensity.

6/15/2018

\$2,222.84

UPS No: 1Z1Y9R280390398722		Shipper	Receiver	Freight	
Pickup Date	05/11/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	11.71	9.37
Service Level	Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB	0.76	0.61
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE		
Zone	006	FL 32817	SAINT PAUL		
Payer	Shipper	AMANDA LANE	MN 55108		
Bill Reference: Ballentrae, HMii, Towne		LOCKBOX SERVICES-12-		Total	12.47 9.98
		Ballentrae, HMii, Towne 0		Sub Total	12.47 9.98
		1 count			

333

UPS No: 1Z1Y9R280391312446 Pickup Date: 05/24/2018 Service Level: Commercial Ground Weight: 1 lb Zone: 003 Payer: Shipper		Shipper FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817 LISA MALHOTRA		Receiver CITY NATIONAL BANK 1450 BRICKELL AVE. STE. 2800 MIAMI FL 33131 ORLANDO MARQUEZ		Freight Fuel Surcharge		10.55 0.71	8.44 0.57
Total						11.26		9.01	
Sub Total						11.26		9.01	
Bill Reference: Towne Park CDD						Towne Park CDD		1 count	

CF

Copy Count

Account: TOWNC park

Amount of Copies: 210

Total \$: 31.50

Month: May

Account Summary Report

Date Range: April 1, 2018 to April 30th, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Town Park CDD		20	\$12.850
Grand Total			\$12.850

invoice

PAGE 6

INVOICE NUMBER 25777813
 INVOICE DATE 04/30/2018
 ACCOUNT NO. 7945016
 DUE DATE 05/30/2018
 TAX ID
 AMOUNT DUE USD\$1,389.73

MODERATOR 4516136 - Jane Gaarlandt (continued)				LOCATION Orlando, FL		BILLING REF# 3						
BILLING REF# 1				BILLING REF# 2		BILLING REF# 3						
BILLING REF# 4												
CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510	Riverbend	04/10/2018	14073752698	5:55PM - 6:18PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	2.57
1977510		04/12/2018	18633243698	8:59AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	46	0.09/MIN	4.14	1.00	
		04/12/2018	18636620018	9:30AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.33	5.82
1977510		04/12/2018	18636197103	10:57AM - 11:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
1977510		04/12/2018	18636197103	10:58AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.89	7.82
		04/12/2018	18132503535	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	
		04/12/2018	18136248808	11:27AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	3.83
1977510		04/16/2018	14072745193	4:11PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.30	
		04/16/2018	14073823256	4:14PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	2.79
		04/18/2018	18504252348	10:22AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	
1977510		04/18/2018	18633243698	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	
		04/18/2018	18636620018	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	
		04/18/2018	18132544763	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	13.75
		04/30/2018		7:59PM	MEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00
TOTAL PRE-TAX 57.26				TOTAL USE/OTHER 6.83		TOTAL MODERATOR CHARGES 0.00		TOTAL MODERATOR CHARGES USD\$64.09				

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-01100K

Date 06/22/2018

Attn:
Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 18-01100K
**Notice of Public Hearing to Consider the Adoption of the Fiscal
Year 2018/2019 Budget**
RE: Towne Park Community Development District
Published: 6/22/2018, 6/29/2018

\$455.00

Important Message

Paid
Total

()
\$455.00

Payment is expected within 30 days of the
first publication date of your notice.

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Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 25, 2018

Towne Park Community Development District
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

Bill Number 101049
Billed through 05/31/2018

General Counsel/Monthly Meeting

TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

05/01/18	AHJ	Prepare resolution approving fiscal year budget; confer with Gaarlandt regarding same; prepare landowner documents.	0.70 hrs
05/03/18	AHJ	Prepare updates to development status chart; attend development status conference call.	0.20 hrs
05/04/18	RVW	Confer with staff regarding proposed budget; review same.	0.40 hrs
05/08/18	AHJ	Prepare correspondence to Gaarlandt regarding executed construction agreements and recorded temporary construction access agreement; transmit same.	0.30 hrs
05/09/18	SSW	Prepare for board meeting; review proposed budget.	1.10 hrs
05/10/18	RVW	Attend board meeting; return travel.	2.30 hrs
05/16/18	AHJ	Confer with Gaarlandt regarding executed budget approval resolution; prepare updates to development status chart.	0.20 hrs
05/18/18	AHJ	Prepare budget adoption resolution.	0.10 hrs
05/21/18	AHJ	Prepare published and mailed notices, and budget assessment resolution.	0.90 hrs
05/25/18	SSW	Confer with Gaarlandt regarding proposed budget and budget hearing notices.	0.30 hrs
05/31/18	SSW	Prepare comments to draft audit report; confer with Malhotra regarding same.	0.70 hrs

Total fees for this matter \$1,659.00

DISBURSEMENTS

Document Reproduction	17.00
Travel	247.14
Travel - Meals	12.47
United Parcel Service	8.06

Total disbursements for this matter \$284.67

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	2.40 hrs	145 /hr	\$348.00
Van Wyk, Roy	2.70 hrs	295 /hr	\$796.50
Warren, Sarah S.	2.10 hrs	245 /hr	\$514.50

TOTAL FEES	\$1,659.00
------------	------------

TOTAL DISBURSEMENTS	\$284.67
---------------------	----------

TOTAL CHARGES FOR THIS MATTER	\$1,943.67
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BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	2.40 hrs	145 /hr	\$348.00
Van Wyk, Roy	2.70 hrs	295 /hr	\$796.50
Warren, Sarah S.	2.10 hrs	245 /hr	\$514.50

TOTAL FEES	\$1,659.00
------------	------------

TOTAL DISBURSEMENTS	\$284.67
---------------------	----------

TOTAL CHARGES FOR THIS BILL	\$1,943.67
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

June 25, 2018

Towne Park Community Development District
c/o Ms. Jane Gaarlandt
Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817

Re: Towne Park Community Development District

Dear Jane:

Enclosed please find our billing statements on behalf of the Towne Park Community Development District (the "District"), for services rendered and expenses incurred through the month of May, 2018. Please remit payment as soon as possible.

If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "RVW" followed by a flourish and the word "for" written in a smaller, cursive script.

Roy Van Wyk

RVW/lk

Enclosures

Spectrum
BUSINESS

BRIGHT HOUSE NETWORKS BUSINESS SOLUTIONS
IS NOW SPECTRUM BUSINESS

June 19, 2018
Invoice Number: 077420101061918
Account Number: 0050774201-01
Security Code: 5038
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

SPECTRUM BUSINESS NEWS

Contact Us

Visit us at bighthouse.com/business
Or, call us at 1-877-824-6249

Summary

Services from 06/24/18 through 07/23/18
details on following pages

Previous Balance	180.91
Payments Received - Thank You	-180.91
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.98
Current Charges	\$74.98
Total Due by 07/09/18	\$74.98

pool/clubhouse

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Please Change mailing address

Spectrum
BUSINESS

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7636 1610 NO RP 19 06192016 NNNNNY 01 001303 0004

TOWNE PARK II CDD
3020 S FLORIDA AVE STE 101
LAKELAND FL 33803-4058

June 19, 2018

TOWNE PARK II CDD

Invoice Number: 077420101061918
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

Total Due by 07/09/18	\$74.98
Amount you are enclosing	\$



Please Remit Payment To:
BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



0001100100507742010169007498

CHOICE NETWORKS, INC.**1321 WYNGATE DRIVE
LAKELAND, FL 33809****Invoice**

Date	Invoice #
6/18/2018	12198

Bill To
Highland Community Management 3020 South Florida Avenue Suite 305 Lakeland, FL 33803

TRIP

Terms	Due Date
Net 15	7/3/2018

Qty	Description	Rate	Amount
3.5	Hours worked 06/15 & 06/18 Towne Park clubhouse Installed battery backup Installed Luxul XWR-3150 wireless router Reconfigured wireless network	75.00	262.50
1	Battery backup 350 VA	69.99	69.99T
1	Luxul XWR-3150 dual band wireless router	399.00	399.00T
		Subtotal	\$731.49

Phone #	863-853-4199
Fax #	863-853-1143
E-mail	dave.spivey@choice-networks.com

Sales Tax (7.0%)	\$32.83
Total	731.49 \$764.32
Payments/Credits	\$0.00
Balance Due	\$764.32

TAX EXEMPT

CHOICE NETWORKS, INC.

1321 WYNGATE DRIVE
LAKELAND, FL 33809

Invoice

Date	Invoice #
6/25/2018	12208

Bill To
Highland Community Management 3020 South Florida Avenue Suite 305 Lakeland, FL 33803

*Towne Park
CDD*

Terms	Due Date
Net 15	7/10/2018

Qty	Description	Rate	Amount
1	Hours worked 06/23 Towne Park clubhouse Opened router ports for keypad system	75.00	75.00
Subtotal			\$75.00

Phone #	863-853-4199
Fax #	863-853-1143
E-mail	dave.spivey@choice-networks.com

Sales Tax (7.0%)	\$0.00
Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00



**Towne Park
Community Development District**

Monthly Financials

Towne Park CDD
Statement of Financial Position
As of 6/30/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$34,163.60				\$34,163.60
Deposits	2,700.00				2,700.00
Debt Service Reserve Bond		\$208,887.50			208,887.50
Revenue Bond		12,825.87			12,825.87
Prepayment Bond		337,264.56			337,264.56
Acquisition/Construction Bond			\$3,424.79		3,424.79
Total Current Assets	<u>\$36,863.60</u>	<u>\$558,977.93</u>	<u>\$3,424.79</u>	<u>\$0.00</u>	<u>\$599,266.32</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$558,977.93	\$558,977.93
Amount To Be Provided				2,101,022.07	2,101,022.07
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,660,000.00</u>	<u>\$2,660,000.00</u>
Total Assets	<u><u>\$36,863.60</u></u>	<u><u>\$558,977.93</u></u>	<u><u>\$3,424.79</u></u>	<u><u>\$2,660,000.00</u></u>	<u><u>\$3,259,266.32</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$6,994.33				\$6,994.33
Total Current Liabilities	<u>\$6,994.33</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,994.33</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$2,660,000.00	\$2,660,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,660,000.00</u>	<u>\$2,660,000.00</u>
Total Liabilities	<u><u>\$6,994.33</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,660,000.00</u></u>	<u><u>\$2,666,994.33</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$4,088.57				\$4,088.57
Current Year Net Assets - General Government	25,780.70				25,780.70
Net Assets, Unrestricted		\$257,385.71			257,385.71
Current Year Net Assets, Unrestricted		301,592.22			301,592.22
Net Assets, Unrestricted			\$3,419.68		3,419.68
Current Year Net Assets, Unrestricted			5.11		5.11
Total Net Assets	<u>\$29,869.27</u>	<u>\$558,977.93</u>	<u>\$3,424.79</u>	<u>\$0.00</u>	<u>\$592,271.99</u>
Total Liabilities and Net Assets	<u><u>\$36,863.60</u></u>	<u><u>\$558,977.93</u></u>	<u><u>\$3,424.79</u></u>	<u><u>\$2,660,000.00</u></u>	<u><u>\$3,259,266.32</u></u>

Towne Park CDD
Statement of Activities
As of 6/30/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Off-Roll Assessments	\$116,412.20				\$116,412.20
Off-Roll Assessments		\$763,686.74			763,686.74
Developer Contributions			\$24,623.37		24,623.37
Total Revenues	<u>\$116,412.20</u>	<u>\$763,686.74</u>	<u>\$24,623.37</u>	<u>\$0.00</u>	<u>\$904,722.31</u>
<u>Expenses</u>					
Supervisor Fees	\$4,400.00				\$4,400.00
D&O Insurance	2,356.00				2,356.00
Trustee Services	2,788.03				2,788.03
Management	18,749.97				18,749.97
Engineering	850.00				850.00
Dissemination Agent	4,000.00				4,000.00
District Counsel	15,620.67				15,620.67
Audit	5,750.00				5,750.00
Telephone	41.91				41.91
Postage & Shipping	169.82				169.82
Copies	541.95				541.95
Legal Advertising	2,598.28				2,598.28
Miscellaneous	205.08				205.08
Web Site Maintenance	675.00				675.00
Dues, Licenses, and Fees	175.00				175.00
Water	11,286.13				11,286.13
Amenity - Pool Maintenance	950.00				950.00
Amenity - Internet	1,212.38				1,212.38
General Insurance	2,946.00				2,946.00
Landscaping Maintenance & Material	15,317.33				15,317.33
Principal Payments Bond		\$300,000.00			300,000.00
Interest Payments Bond		162,621.88			162,621.88
Engineering			\$9,535.00		9,535.00
District Counsel			12,088.37		12,088.37
Contingency			3,000.00		3,000.00
Total Expenses	<u>\$90,633.55</u>	<u>\$462,621.88</u>	<u>\$24,623.37</u>	<u>\$0.00</u>	<u>\$577,878.80</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$2.05				\$2.05
Interest Income		\$527.36			527.36
Interest Income			\$5.11		5.11
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2.05</u>	<u>\$527.36</u>	<u>\$5.11</u>	<u>\$0.00</u>	<u>\$534.52</u>
Change In Net Assets	\$25,780.70	\$301,592.22	\$5.11	\$0.00	\$327,378.03
Net Assets At Beginning Of Year	<u>\$4,088.57</u>	<u>\$257,385.71</u>	<u>\$3,419.68</u>	<u>\$0.00</u>	<u>\$264,893.96</u>
Net Assets At End Of Year	<u><u>\$29,869.27</u></u>	<u><u>\$558,977.93</u></u>	<u><u>\$3,424.79</u></u>	<u><u>\$0.00</u></u>	<u><u>\$592,271.99</u></u>

Towne Park CDD
 Budget to Actual
 For the Month Ending 06/30/2018

	Year To Date			
	Actual	Budget	Variance	FY 2018 Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$116,412.20	\$0.00	\$116,412.20	\$0.00
Developer Contributions	0.00	123,750.00	(123,750.00)	165,000.00
Net Revenues	\$116,412.20	\$123,750.00	\$(7,337.80)	\$165,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$4,400.00	\$3,000.00	\$1,400.00	\$4,000.00
D&O Insurance	2,356.00	1,875.00	481.00	2,500.00
Trustee Services	2,788.03	3,000.00	(211.97)	4,000.00
Management	18,749.97	18,750.00	(0.03)	25,000.00
Engineering	850.00	7,500.00	(6,650.00)	10,000.00
Dissemination Agent	4,000.00	0.00	4,000.00	0.00
District Counsel	15,620.67	18,750.00	(3,129.33)	25,000.00
Audit	5,750.00	3,750.00	2,000.00	5,000.00
Travel and Per Diem	0.00	375.00	(375.00)	500.00
Telephone	41.91	150.00	(108.09)	200.00
Postage & Shipping	169.82	112.50	57.32	150.00
Copies	541.95	1,125.00	(583.05)	1,500.00
Legal Advertising	2,598.28	3,750.00	(1,151.72)	5,000.00
Bank Fees	0.00	187.50	(187.50)	250.00
Miscellaneous	205.08	6,187.50	(5,982.42)	8,250.00
Web Site Maintenance	675.00	675.00	0.00	900.00
Dues, Licenses, and Fees	175.00	187.50	(12.50)	250.00
Water	11,286.13	0.00	11,286.13	0.00
Aquatic Contract	0.00	7,500.00	(7,500.00)	10,000.00
General Insurance	2,946.00	1,875.00	1,071.00	2,500.00
Property & Casualty	0.00	3,750.00	(3,750.00)	5,000.00
Clubhouse & Pool Maintenance	950.00	7,500.00	(6,550.00)	10,000.00
Amenity - Internet	1,212.38	0.00	1,212.38	0.00
Landscaping Maintenance & Material	15,317.33	30,000.00	(14,682.67)	40,000.00
Streetlights	0.00	3,750.00	(3,750.00)	5,000.00
Total General & Administrative Expenses	\$90,633.55	\$123,750.00	\$(33,116.45)	\$ 165,000.00
Total Expenses	\$90,633.55	\$123,750.00	\$(33,116.45)	\$ 165,000.00
Income (Loss) from Operations	\$25,778.65	\$0.00	\$25,778.65	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$2.05	\$0.00	\$2.05	\$ -
Total Other Income (Expense)	\$2.05	\$0.00	\$2.05	\$ -
Net Income (Loss)	\$25,780.70	\$0.00	\$25,780.70	\$ -