

# Towne Park Community Development District

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

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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, Designating a Date, Time and Location for a Landowners' Meeting**
- 3. **Consideration of Resolution 2018-14, Annual Meeting Schedule for Fiscal Year 2018/2019**

### **Business Matters**

- 4. **Public Hearing on the Adoption of the District's Fiscal Year 2018-2019 Budget**
  - Public Comments and Testimony
  - Board Comments
  - **Consideration of Resolution 2018-15, Adopting a Fiscal Year 2018-2019 Budget and Appropriating Funds**
- 5. **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 2018-16, Adopting an Assessment Roll for Fiscal Year 2018-2019 and Certifying Special Assessments for Collection**
- 6. **Consideration of Resolution 2018-17, Ratifying the Sale of the Series 2018 Bonds**
- 7. **Consideration of Notice of Lien of Special Assessments for Phase 2B**
- 8. **Consideration of Notice of Lien of Special Assessments for Phase 3A**
- 9. **Consideration of Amended Disclosure of Public Financing**

**10. Consideration of Work Authorization for Additional Landscape Services  
with Floralawn, Phase 2A**

**11. Consideration of Funding Agreement # 3 - 4**

**12. Consideration of Payment Authorization Nos 78 – 79**

**13. 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.

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Secretary / Assistant Secretary

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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 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Brian Walsh	11/2020
2	Rennie Heath	11/2018
3	Scott Shapiro	11/2018
4	Joel Adams	11/2020
5	Jeffrey Shenefield	11/2018

This year, Seat 2, currently held by Rennie Heath, Seat 3, currently held by Scott Shapiro, and Seat 5, currently held by Jeffrey Shenefield are subject to election by landowners in November 2018. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the \_\_\_\_ day of November, 2018, at 1:00 p.m., and located at the offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33880.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its July 12, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803, or at the office of the District Manager, c/o Fishkind & Associates, Inc., located at 12051 Corporate Boulevard, Orlando, Florida 32817.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

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

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Towne Park Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 585 acres, located in the area bounded on the north by W. Pipkin Road and on the south by Ewell Road, entirely within the City of Lakeland, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
PLACE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Boulevard, Orlando, Florida 32817, Ph: (407) 382-3256 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

\_\_\_\_\_  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_, November \_\_, 2018

TIME: \_\_\_\_\_ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**  
**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**LAKELAND, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER \_\_\_\_, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Towne Park Community Development District to be held at \_\_\_\_\_, on \_\_\_\_\_, at \_\_\_\_\_ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).



**OFFICIAL BALLOT**  
**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**LAKELAND, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER \_\_, 2018**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Towne Park Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_



**Towne Park  
Community Development District**

**Resolution 2018-14**

**RESOLUTION 2018-14**

**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 2018-15**

## RESOLUTION 2018-15

### **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 (15<sup>th</sup>) 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 1<sup>st</sup> 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
<b><u>Revenues</u></b>					
Assessments	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ -	\$ 88,800.00
Developer Collections	-	-	-	165,000.00	195,450.00
<b>Net Revenues</b>	<b>\$ 116,412.20</b>	<b>\$ 95,566.96</b>	<b>\$ 211,979.16</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b><u>General &amp; Administrative Expenses</u></b>					
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	-
<b><u>Pool &amp; Clubhouse</u></b>					
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
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 90,633.55</b>	<b>\$ 95,566.96</b>	<b>\$ 186,200.51</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b>Total Expenses</b>	<b>\$ 90,633.55</b>	<b>\$ 95,566.96</b>	<b>\$ 186,200.51</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 25,778.65</b>	<b>\$ -</b>	<b>\$ 25,778.65</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 2.05	-	\$ 2.05	\$ -	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 2.05</b>	<b>\$ -</b>	<b>\$ 2.05</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 25,780.70</b>	<b>\$ -</b>	<b>\$ 25,780.70</b>	<b>\$ -</b>	<b>\$ -</b>

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

Development Phase	Planned Lots	Acreage	ERU per Lot	ERU per Lot for FY 18-19	Total ERUs	Net O&M Assmt. per Phase	Net O&M per Lot	O&M	
								Assmt. per Lot if Paid in November*	Gross O&M Assmt. per Lot*
Phase 2A Single-Family (Platted)	148		1.00	1.000	148	\$68,078.32	\$459.99	\$474.22	\$494.61
Phase 2B Single-Family (Underdevelopment)	130		1.00	1.000	130	\$59,798.53	\$459.99	\$474.22	\$494.61
Phase 3A Single-Family (Underdevelopment)	433		0.75	0.750	324.75	\$149,381.32	\$344.99	\$355.66	\$370.96
Phase 3B (Acreage)		88	0.05	0.050	4.4	\$2,023.95	\$23.00	\$23.71	\$24.73
Phase 3C (Acreage)		216	0.05	0.050	10.8	\$4,967.88	\$23.00	\$23.71	\$24.73
<b>Totals</b>	<b>711</b>	<b>304</b>			<b>618</b>	<b>\$284,250</b>			

\*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 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
<b><u>Revenues</u></b>					
Assessments	\$ 116,412.20	\$ 95,566.96	\$ 211,979.16	\$ -	\$ 88,800.00
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<b>Net Revenues</b>	<b>\$ 116,412.20</b>	<b>\$ 95,566.96</b>	<b>\$ 211,979.16</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b><u>General &amp; Administrative Expenses</u></b>					
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
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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
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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	-
<b><u>Pool &amp; Clubhouse</u></b>					
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
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 90,633.55</b>	<b>\$ 95,566.96</b>	<b>\$ 186,200.51</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b>Total Expenses</b>	<b>\$ 90,633.55</b>	<b>\$ 95,566.96</b>	<b>\$ 186,200.51</b>	<b>\$ 165,000.00</b>	<b>\$ 284,250.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 25,778.65</b>	<b>\$ -</b>	<b>\$ 25,778.65</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 2.05	-	\$ 2.05	\$ -	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 2.05</b>	<b>\$ -</b>	<b>\$ 2.05</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 25,780.70</b>	<b>\$ -</b>	<b>\$ 25,780.70</b>	<b>\$ -</b>	<b>\$ -</b>



**Towne Park  
Community Development District**

**Resolution 2018-17**

## **RESOLUTION 2018-17**

**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**

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Secretary

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Chairman, Board of Supervisors





**Towne Park  
Community Development District**

**Notice of Lien of Special Assessments for Phase 2B**

**This space reserved for use by the Clerk of  
the Circuit Court**

**This Instrument Prepared by  
and return to:**

**Roy Van Wyk, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301**

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**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR  
SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 2B PROJECT)**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Towne Park Community Development District (the "District") in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Numbers 2015-09, 2015-10, 2015-17, and 2018-11 (the "Assessment Resolutions"), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Project described in such Assessment Resolutions. Said assessments are pledged to secure the Towne Park Community Development District Series 2018 Bonds (Assessment Area 2B Project). The legal description of the lands on which said special assessments are imposed is attached to this Notice ("Notice"), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Master Assessment Methodology Report*, dated January 21, 2015, as amended in the *Amended and Restated Master Assessment Methodology*, dated March 8, 2018, and as supplemented by the *Supplemental Assessment Methodology (Phases 2B & 3A)*, dated June 1, 2018 (collectively, the

“Assessment Methodology Report”), approved by the District. A copy of the Assessment Methodology Report and the Assessment Resolutions may be obtained by contacting the District at: Towne Park Community Development District, c/o Fishkind & Associates, Inc., 12051 Corporate Blvd, Orlando, Florida 32817; Ph.: (407) 382-3256. The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes, as amended. Pursuant to Section 190.048, Florida Statutes, you are hereby notified that: **THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the \_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Polk County, Florida.

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by D. Joel Adams, Chairperson of the Board of Supervisors, who is personally known to me and did not take an oath.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**ASSESSMENT AREA 2B LANDS**

BEING A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND PROCEED S 89°51'10" W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1027.56 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 26 (BLOCK 4) OF TOWNE PARK ESTATES PHASE 2A PER PLAT BOOK 163, PAGE 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S 89°51'10" W, CONTINUING ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1627.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S 89°51'04" W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 321.04 FEET; THENCE N 36°19'40" E, LEAVING SAID SOUTH BOUNDARY, A DISTANCE OF 2787.77 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT 20 (BLOCK 1) OF SAID TOWNE PARK ESTATES PHASE 2A AND THE MOST WESTERLY CORNER THEREOF; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 435.00 FEET AND A CHORD WHICH BEARS S 89°57'18" E, A DISTANCE OF 3.78 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG THE BOUNDARY OF SAID TOWNE PARK PHASE 2A, A DISTANCE OF 3.78 FEET TO A POINT OF TANGENCY; THENCE N 89°47'45" E, CONTINUING ALONG THE BOUNDARY OF SAID TOWNE PARK ESTATES PHASE 2A, A DISTANCE OF 83.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 705.00 FEET AND A CHORD WHICH BEARS S 70°18'39" E, A DISTANCE OF 479.78 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 489.55 FEET TO A POINT OF TANGENCY; THENCE S 50°25'04" E, A DISTANCE OF 296.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 595.00 FEET AND A CHORD WHICH BEARS S 11°53'28" E, A DISTANCE OF 741.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 800.17 FEET TO A POINT OF TANGENCY; THENCE S 26°38'07" W, A DISTANCE OF 21.84 FEET; THENCE S 30°59'55" E, A DISTANCE OF 328.67 FEET; THENCE S 22°21'38" W, A DISTANCE OF 634.33 FEET TO THE NORTH RIGHT-OF WAY OF NORTH EGRET LANE DEDICATED PER SAID TOWNE PARK ESTATES PHASE 2A; THENCE N 83°22'26" W, ALONG SAID RIGHT-OF WAY, A DISTANCE OF 81.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 30°30'24" W, A DISTANCE OF 39.86 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 46.14 FEET TO A POINT OF TANGENCY; THENCE N 22°21'38" E, A DISTANCE OF 15.58 FEET; THENCE N 67°38'22" W, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF WHITE IBIS ROAD DEDICATED PER SAID TOWNE PARK PHASE 2A; THENCE S 22°21'38" W, A DISTANCE OF 31.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET AND A CHORD WHICH BEARS S 43°39'41" W, A DISTANCE OF 58.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY; THENCE S 64°57'43" W, A DISTANCE OF 60.23 FEET TO THE SOUTHEAST CORNER OF TRACT D PER SAID TOWNE PARK PHASE 2A; THENCE N 25°02'17" W, A DISTANCE OF 110.00 FEET; THENCE N 49°00'48" E, A DISTANCE OF 73.23 FEET; THENCE N 22°21'38" E, A DISTANCE OF 150.00 FEET; THENCE N 67°38'22" W, A DISTANCE OF 71.68 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT D; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHERLYWESTERLY, HAVING A RADIUS OF 980.00 FEET AND A CHORD WHICH BEARS S 45°58'59" W, A DISTANCE OF 183.04 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 183.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 430.00 FEET AND A CHORD WHICH BEARS S 25°35'50" W, A DISTANCE OF 373.55 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 386.42 FEET; THENCE S 00°08'50" E, A DISTANCE OF 107.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 82.91 ACRES, MORE OR LESS.

## WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated July 12, 2018 authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated September 1, 2017, by and between:

**Towne Park Community Development District**, a local unit of special-purpose government located within the City of Lakeland, Florida, and whose mailing address is 12051 Corporate Boulevard, Orlando, Florida 32817 (the "District"); and

**Floralawn, Inc.**, a Florida profit corporation, whose address is 734 South Combee Road, Lakeland, Florida 33804 (the "Contractor").

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape maintenance services to the area described as Phase 2A, located within the District, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**TOWNE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**FLORALAWN, INC.**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposal/Scope of Additional Services

**EXHIBIT A**  
PROPOSAL/SCOPE OF ADDITIONAL SERVICES



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
<b>Total</b>	<b>\$2,734</b>	<b>\$32,808</b>

# 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 &amp; common Bermuda due to the absence of legal and selective post emergent herbicides for this use.</p> <p>Insect &amp; 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>Chipro 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"><li>• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.</li><li>• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.</li><li>• The removal of dead, diseased, or injured branches and palms will be performed as needed</li><li>• Ground covers and vines can maintain a neat and uniform appearance.</li></ul>
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>

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## 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>12 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

- Landscape design & installation
- Annual flower bed design & installation
- Thin & prune trees over 10' in height
- New plant installation
- Pump Maintenance
- 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.



**Towne Park  
Community Development District**

**Notice of Lien of Special Assessments for Phase 3A**

**This space reserved for use by the Clerk of  
the Circuit Court**

**This Instrument Prepared by  
and return to:**

**Roy Van Wyk, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301**

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**TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR  
SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 3A PROJECT)**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Towne Park Community Development District (the “District”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Numbers 2015-09, 2015-10, 2015-17, 2018-05, 2018-06, 2018-08, and 2018-12 (the “Assessment Resolutions”), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Project described in such Assessment Resolutions. Said assessments are pledged to secure the Towne Park Community Development District Series 2018 Bonds (Assessment Area 3A Project). The legal description of the lands on which said special assessments are imposed is attached to this Notice (“Notice”), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Master Assessment Methodology Report*, dated January 21, 2015, as amended in the *Amended and Restated Master Assessment Methodology*, dated March 8, 2018, and as supplemented by the *Supplemental Assessment Methodology (Phases 2B & 3A)*, dated June 1, 2018 (collectively, the

“Assessment Methodology Report”), approved by the District. A copy of the Assessment Methodology Report and the Assessment Resolutions may be obtained by contacting the District at: Towne Park Community Development District, c/o Fishkind & Associates, Inc., 12051 Corporate Blvd, Orlando, Florida 32817; Ph.: (407) 382-3256. The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes, as amended. Pursuant to Section 190.048, Florida Statutes, you are hereby notified that: **THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the \_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Polk County, Florida.

**TOWNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by D. Joel Adams, Chairperson of the Board of Supervisors, who is personally known to me and did not take an oath.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**ASSESSMENT AREA 3A LANDS**

A PORTION OF LAND LYING WITHIN SECTIONS 8 AND 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN TWO PARCELS AS FOLLOWS:

PARCEL A (TOWNE PARK ESTATES SOUTH):

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND PROCEED S 00° 21' 42" E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 2704.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE S 89° 48' 31" W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 2317.57 FEET; THENCE S 00° 21' 37" E, LEAVING SAID SOUTH BOUNDARY, A DISTANCE OF 299.85 FEET; THENCE N 89° 56' 16" W, A DISTANCE OF 30.21 FEET; THENCE S 00° 26' 57" E, A DISTANCE OF 29.97 FEET; THENCE S 89° 43' 22" W, A DISTANCE OF 307.22 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S 00° 19' 37" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 364.84 FEET; THENCE N 71° 34' 19" W, LEAVING SAID EAST BOUNDARY, A DISTANCE OF 52.80 FEET; THENCE N 53° 08' 34" W, A DISTANCE OF 92.43 FEET; THENCE N 49° 11' 53" W, A DISTANCE OF 67.17 FEET; THENCE N 70° 58' 52" W, A DISTANCE OF 70.89 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 78.58 FEET; THENCE N 75° 58' 12" W, A DISTANCE OF 38.12 FEET; THENCE N 45° 00' 49" W, A DISTANCE OF 107.83 FEET; THENCE N 43° 02' 12" W, A DISTANCE OF 94.82 FEET; THENCE N 36° 38' 50" W, A DISTANCE OF 112.29 FEET; THENCE N 51° 10' 54" W, A DISTANCE OF 121.62 FEET; THENCE N 32° 54' 53" W, A DISTANCE OF 93.56 FEET; THENCE N 54° 52' 43" W, A DISTANCE OF 76.29 FEET; THENCE N 66° 12' 14" W, A DISTANCE OF 85.88 FEET; THENCE N 55° 11' 15" W, A DISTANCE OF 64.74 FEET; THENCE N 35° 46' 00" W, A DISTANCE OF 71.18 FEET; THENCE N 57° 06' 19" W, A DISTANCE OF 41.73 FEET; THENCE N 03° 24' 26" W, A DISTANCE OF 107.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1500.00 FEET AND A CHORD WHICH BEARS N 87° 23' 22" E, A DISTANCE OF 69.71 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.71 FEET TO A POINT OF TANGENCY; THENCE N 88° 43' 15" E, A DISTANCE OF 416.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1090.00 FEET AND A CHORD WHICH BEARS N 57° 37' 21" E, A DISTANCE OF 1125.99 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1183.24 FEET TO A POINT OF TANGENCY; THENCE N 26° 31' 27" E, A DISTANCE OF 567.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS N 33° 48' 01" E, A DISTANCE OF 506.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 507.97 FEET TO A POINT OF TANGENCY; THENCE N 41° 04' 35" E, A DISTANCE OF 650.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET AND A CHORD WHICH BEARS N 20° 26' 10" E, A DISTANCE OF 274.95 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 280.99 FEET TO A POINT OF TANGENCY; THENCE N 00° 12' 15" W, A DISTANCE OF 271.21 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE S 89° 51' 10" W, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1127.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 129.76 ACRES, MORE OR LESS





**Towne Park  
Community Development District**

**Amended Disclosure of Public Financing**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

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

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**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

*THIS AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT AMENDS THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN POLK COUNTY OFFICIAL RECORDS BOOK 9889, PAGES 1508-1519.*

**Board of Supervisors<sup>1</sup>**

**Towne Park Community Development District**

D. Joel Adams  
Chairperson

Warren K. (Rennie) Heath  
Assistant Secretary

Brian Walsh  
Vice Chairperson

Scott Shapiro  
Assistant Secretary

Jeffrey Shenefield  
Assistant Secretary

Fishkind & Associates, Inc.  
District Manager  
12051 Corporate Boulevard  
Orlando, Florida 32817  
(407) 382-3256

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of July 12, 2018. For a current list of Board Members, please contact the District Manager's office.

District records are on file at the offices of Fishkind & Associates, Inc., and at the Local Records Office at the offices of Highland Homes located at 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803 and are available for public inspection upon request during normal business hours.

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## **TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

### **INTRODUCTION**

The Towne Park Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

## **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Towne Park Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2014-051 enacted by the Board of City Commissioners of the City of Lakeland, Florida, which was effective on November 3, 2014. The District encompasses approximately 585 gross acres of land located entirely within the boundaries of City of Lakeland, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in City of Lakeland. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 585 gross acres located entirely within the City of Lakeland, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, roadways, stormwater management system facilities, water and sewer infrastructure, and entry feature and signage. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a *Preliminary Engineer's Report*, dated November 2014, as amended in the *First Amendment to the Master Engineer's Report*, dated March 2018 (together, the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On December 12, 2014, the Tenth Judicial Circuit Court of the State of Florida, in and for Polk County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On June 13, 2016, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for Phases 2A and 2B of the Capital Improvement Plan (the "Series 2016 Project"). On that date, the District issued its Towne Park Community Development District, Special Assessment Bonds, Series 2016, in the amount of \$2,960,000 (the "Series 2016 Bonds"). Proceeds of the Series 2016 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2016 Project. The Series 2016 Project is more specifically set forth in the *First Supplemental Engineer's Report for Phase 2A and 2B*, dated May 12, 2016 (the "First Supplemental Engineer's Report").

On June 21, 2018, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for Phases 2B and 3A of the Capital Improvement Plan (the "Series 2018 Project"). On that date, the District issued its Towne Park Community Development District, Special Assessment Bonds, Series 2018 (Assessment Area 2B Project) in the amount of \$3,365,000, and its Towne Park Community Development District, Special Assessment Bonds, Series 2018 (Assessment Area 3A Project), in the amount of \$10,470,000 (collectively, the "Series 2018 Bonds" and, together with the Series 2016 Bonds, the "Bonds"). The Series 2018 Project is more specifically set forth in the *Second Supplemental Engineer's Report for Phase 2B and 3A*, dated February 2018 (the "Second Supplemental Engineer's Report")

### **Stormwater Management System**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway and curb and gutter to storm inlets at which point storm culverts transfer the runoff into the proposed

retention ponds for water quality treatment and attenuation. The stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The District's stormwater management systems have been or will be designed in accordance with the applicable standards of City of Lakeland, Polk County, and the Southwest Florida Water Management District. Upon completion, the stormwater management facilities will be owned and maintained by the District.

## **Roadways**

The District roadway sections will be built to an "urban" typical section consisting of 50-foot rights of way with 20-foot wide asphalt and Miami curb and gutter on each side. The roadways will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surfaces. The proposed curbs will be 2-foot wide and placed along the edge of the roadway sections for purposes of protecting the integrity of the pavement as well as provide stormwater runoff conveyance to the stormwater management facilities. Underdrain will be provided as necessary to control groundwater and protect the roadway base material. The roadways design also includes signage and pavement markings in the public rights-of-way, as well as street signs identifying street names and addressing, to be used by District residents and the public. The roadway improvements may be dedicated to City of Lakeland or owned by the District upon completion.

## **Water and Wastewater Facilities**

The utilities within the District will consist of a potable water system as well as a domestic wastewater collection system. The potable water system will include water mains, gate valves, fire hydrants, and appurtenances. The system will be a "looped" system consisting of 4-inch, 6-inch, and 8-inch diameter water mains. Water service will be provided by the City of Lakeland Public Utilities and will provide potable (domestic) and fire protection services which will serve the entire District. The wastewater collection system will consist of gravity sanitary sewer mains, sewer laterals, pump station(s), and pressure force mains. The gravity sanitary sewer mains will be 8-inch diameter pipe and will be placed inside of the proposed public rights-of-way and under the roadway sections. Lateral sewer lines to serve the individual lots within the District will branch off of these primary sanitary sewer mains. No pump station or force mains are required because the project has an existing sanitary sewer pump station adjacent to the site. Reclaimed water is not available within the District. However, an irrigation well will be installed within the District to provide irrigation within the public rights-of-way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

## **Entry Feature, Signage, and Landscaping**

Landscaping and irrigation is proposed throughout the District's boundaries in rights-of-way, open space areas, and boundary buffers. Incorporated with the landscape improvements are the installation of entry features and signage throughout the District.



### **Assessments, Fees and Charges**

A portion of the master infrastructure improvements identified in the District's Capital Improvement Plan have been or will be financed by the District through the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology Report*, dated January 21, 2015, as amended in the *Amended and Restated Master Assessment Methodology*, dated March 8, 2018, as supplemented (together, the "Assessment Methodology"), are available for review in the District's public records.

The Bonds and associated interest are payable solely from and secured by assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the Capital Improvement Plan ("Debt Assessments"). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the District's Capital Improvement Plan to those lands within the District benefiting from the Capital Improvement Plan.

The Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

### **Method of Collection**

Except as discussed above, the District's Debt Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same early prepaid discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Towne Park Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Towne Park Community Development District, 12051 Corporate Boulevard, Orlando, Florida 32817 or call (407) 382-3256.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

***{SIGNATURES SET FORTH ON THE FOLLOWING PAGE}***

**IN WITNESS WHEREOF**, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Polk County, Florida.

**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: D. Joel Adams  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by D. Joel Adams, Chairperson of the Towne Park Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A -Legal Description of District Lands

547

### EXHIBIT A

#### **Towne Park Community Development District Legal Description**

##### Phase 2:

THAT PART OF SECTIONS 8 & 9, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN THENCE N-89°58'07"-E ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, 1865.81 FEET; THENCE N-00°01'53"-W, 247.65 FEET; THENCE N-00°41'07"-E, 178.59 FEET; THENCE N-65°58'09"-W, 132.26 FEET; THENCE N-58°19'08"W, 210.85 FEET; THENCE N-61°10'05"-W, 134.05 FEET; THENCE S-81°49'54"-W, 50.47 FEET; THENCE N-57°05'32"-W, 104.75 FEET; THENCE S-48°54'17"-W, 18.23 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1360.46 FEET, A CHORD OF 274.53 FEET AND A CHORD BEARING OF N-37°45'56"-W THROUGH A CENTRAL ANGLE OF 11°34'54" AN ARC LENGTH OF 275.00 FEET; THENCE S-56°05'06"-W, 50.03 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1010.00 FEET, A CHORD OF 269.29 FEET AND A CHORD BEARING OF S-65°09'55"-W THROUGH A CENTRAL ANGLE OF 15°19'20" AN ARC LENGTH OF 270.10 FEET; THENCE S-72°49'35"-W, 209.24 FEET; THENCE S-23°51'50"-W, 268.62 FEET; THENCE N-66°08'10"-W, 160.00 FEET; THENCE S-23°51'50"-W, 20.00 FEET; THENCE N-66°08'10"-W, 115.00 FEET; THENCE N-88°32'43"-W, 138.19 FEET; THENCE N-89°56'52"-W, 137.01 FEET TO THE WEST BOUNDARY OF SAID SECTION 9; THENCE N-00°07'16"-E ALONG SAID WEST BOUNDARY, 1646.83 FEET; THENCE N-90°00'00"-W, 80.00 FEET; THENCE N-00°07'16"-E, 387.68 FEET TO THE RIGHT OF WAY OF WEST PIPKIN ROAD; THENCE N-89°59'54"-W ALONG SAID RIGHT OF WAY, 982.20 FEET; THENCE S-36°31'55"-W ALONG THE EASTERLY LINE OF THE LAKELAND LINDER REGIONAL AIRPORT APPROACH SURFACE, 3224.55 FEET TO A POINT OF THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 8; THENCE S-89°56'41"-E ALONG SAID SOUTH BOUNDARY, 321.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 8; THENCE S-89°56'35"-E ALONG THE SOUTHERN BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 8, 2655.16 FEET TO THE POINT OF BEGINNING.

##### Phase 3:

Parcel 232917-000000-031000:

NW1/4 LESS SE1/4 OF SE1/4 OF NW1/4 & NW1/4 OF SW1/4 & W1/4 OF NE1/4 OF SW1/4

Parcel 232917-000000-010000:

NE1/4 & SE1/4 OF SE1/4 OF NW1/4 & E3/4 OF NE1/4 OF SW1/4

Parcel 232917-000000-023080:

N 330 FT OF W1/2 OF SE1/4 LESS E 990 FT BEING LOT 88 UNRE WOODHAVEN

Parcel 232917-000000-042120:  
 BEG 175 FT E OF SW COR OF SE1/4 OF SW1/4 OF SEC N 365 FT W 175 FT N 976.32  
 FT E 497.61 FT S 437.69 FT W 447.61 FT S 488.67 FT E 175 FT S 415 FT W 50  
 FT TO POB LESS RD R/W

Parcel 232917-000000-042070:  
 BEG 225 FT E OF SW COR SE1/4 OF SW1/4 N 415 FT W  
 175 FT N 488.67 FT E 447.61 FT S 904.03 FT TO S  
 LINE SEC W 272.61 FT TO POB LESS RD R/W

Parcel 232917-000000-044110:  
 E1/2 OF NE1/4 OF SW1/4 OF SW1/4

Parcel 232917-000000-044140:  
 E1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC LESS N  
 208.75 FT OF S 238.75 FT OF W 208.75 FT & LESS RD  
 R/W

Parcel 232917-000000-042110:  
 BEG SW COR OF SE1/4 OF SW1/4 OF SEC E ALONG S SEC  
 LINE 175 FT N 365 FT W 175 FT S TO POB LESS RD R/W

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**Towne Park  
Community Development District**

**Work Authorization for Additional Landscape  
Maintenance Services with Floralawn, Phase 2A**

## WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated July 12, 2018 authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated September 1, 2017, by and between:

**Towne Park Community Development District**, a local unit of special-purpose government located within the City of Lakeland, Florida, and whose mailing address is 12051 Corporate Boulevard, Orlando, Florida 32817 (the "District"); and

**Floralawn, Inc.**, a Florida profit corporation, whose address is 734 South Combee Road, Lakeland, Florida 33804 (the "Contractor").

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape maintenance services to the area described as Phase 2A, located within the District, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**TOWNE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**FLORALAWN, INC.**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposal/Scope of Additional Services



**EXHIBIT A**  
PROPOSAL/SCOPE OF ADDITIONAL SERVICES



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
<b>Total</b>	<b>\$2,734</b>	<b>\$32,808</b>

# 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 (Floratam) 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/Floratam 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 &amp; common Bermuda due to the absence of legal and selective post emergent herbicides for this use.</p> <p>Insect &amp; 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 Chair</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"><li>• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.</li><li>• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.</li><li>• The removal of dead, diseased, or injured branches and palms will be performed as needed</li><li>• Ground covers and vines can maintain a neat and uniform appearance.</li></ul>
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>

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## 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

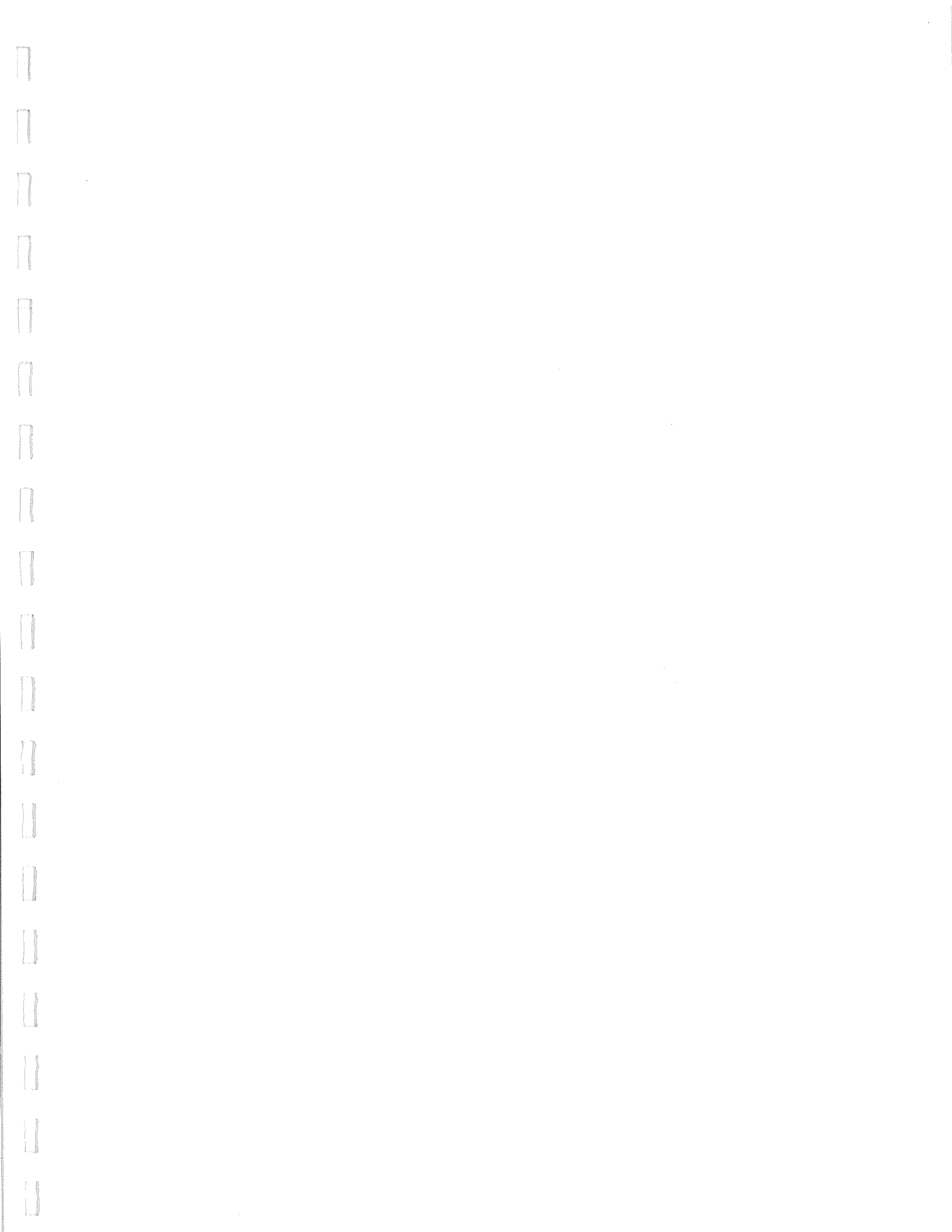
Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>42 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed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

- |   |                                       |
|---|---------------------------------------|
| • Landscape design & installation         | • Sodding and/or Seeding              |
| • Annual flower bed design & installation | • Mulching                            |
| • Thin & prune trees over 10' in height   | • Prune Palms over 15' of clear trunk |
| • New plant installation                  | • Leaf clean-up                       |
| • Pump Maintenance                        | • 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.



**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

# Invoice

## Heath Construction & Management, LLC

2415 Cypress Gardens Boulevard  
Winter Haven, FL 33884

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	<b>Total</b> \$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	<b>Horner Environmental Professionals, Inc.</b> Waste Services Billing Period - 2018.04	214867	\$ -	\$ 6,462.06	\$ 6,462.06
2	<b>Stearns Weaver Miller Weissler Alhadeff &amp; Sitterson, PA</b> Professional services rendered through 02.28.2018	15944158		\$ 114.00	\$ 114.00
		<b>TOTAL</b>	<b>\$0.00</b>	<b>\$6,576.06</b>	<b>\$ 6,576.06</b>

\_\_\_\_\_  
Chairperson





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

# Invoice

Date	Invoice No.
5/21/2018	214867

<b>Bill To</b>
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.

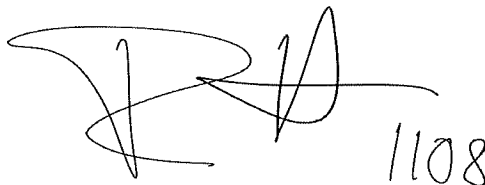
Balance Due:

\$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
<b>TOTAL</b>	<b>0.40</b>		<b>114.00</b>

**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

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

**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 &amp; 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>
---	--

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	<b>Resort Pool Services DBA</b> Maintenance and Install Pool Service	8289	\$ 950.00
2	<b>Advanced Business Communications</b> Labor and Trip Charge	2690	\$ 150.00
3	<b>Floralawn</b> Monthly Lawn Maintenance - 2018.06	80862	\$ 1,805.00
4	<b>Lakeland Electric</b> Billing Date 06.04.2018	3555224.2018.06	\$ 280.44
	Billing Date 06.04.2018	3555225-2018.06	\$ 264.87
5	<b>Business Observer</b> Legal Ad - 06.01.2018	18-00952K	\$ 50.31
<b>TOTAL</b>			<b>\$ 3,500.62</b>

---

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.

# Invoice

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

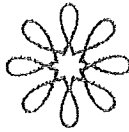
Bill To:

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

Date	Invoice No.	Terms
05/28/18	2690	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.		<b>Total</b>	\$1,805.00
		<b>Balance Due</b>	\$1,805.00

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



**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
<b>Water Irrigation</b>		
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	
<b>Current Water Irrigation Charges.....</b>		<b>\$ 285.30</b>
<b>TOTAL CURRENT CHARGES</b>		<b>\$ 285.30</b>
<b>TOTAL AMOUNT SUBJECT TO PENALTY AFTER 07/02/2018</b>		<b>\$ 280.44</b>

**www.lakelandelectric.com**

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

LB180604\_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



2

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

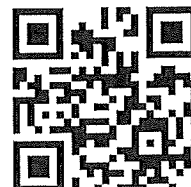
## PAYMENT SECTION

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.



0 000000000028044 000000035552249 0 000000000028044 000000035552249



**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
<b>Water Irrigation</b>		
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	
<b>Current Water Irrigation Charges.....</b>		<b>\$ 271.87</b>
<b>TOTAL CURRENT CHARGES</b>		<b>\$ 271.87</b>
<b>TOTAL AMOUNT SUBJECT TO PENALTY AFTER 07/02/2018</b>		<b>\$ 264.87</b>

**www.lakelandelectric.com**

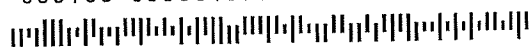
Please make checks payable to Lakeland Electric P.O. Box 32006 Lakeland, FL 33802-2006 834-9535

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.

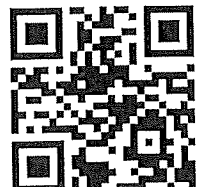
## PAYMENT SECTION

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.



0 000000000026487 000000035552256 0 000000000026487 000000035552256

# 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

### Amount

Serial # 18-00952K

\$50.31

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

### Important Message

Paid

()

Total

\$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

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

**TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #79**

6/29/2018

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

---

Chairperson

**Invoice****HAMILTON**

ENGINEERING &amp; SURVEYING, INC.

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

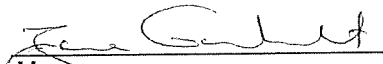
PA 79

## 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:

  
Manager

6/15/18  
Date



Phone #	Fax #	Web Site
863-668-0494	863-668-0495	<a href="http://www.floralawn.com">www.floralawn.com</a>



# Invoice

6/15/2018

Towne Park CDD

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

UPS No: 1Z1Y9R280390398722		Shipper	Receiver	Freight	9.37
Pickup Date	05/11/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.61
Service Level	Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB		
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
		Ballentrae, HMii, Towne		Sub Total	12.47
		1 count			9.98

333

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

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# 1

BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

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	14073732598	5:55PM - 6:18PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	2.57
1977510	GAARLANDT	04/12/2018	18633243698	8:59AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	46	0.09/MIN	4.14	1.00	
	GAARLANDT	04/12/2018	18636620018	9:30AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.33	1.68
1977510	GAARLANDT	04/12/2018	18636197103	10:57AM - 11:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
1977510	GAARLANDT	04/12/2018	18636197103	10:58AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.89	
	GAARLANDT	04/12/2018	1832503535	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	
	GAARLANDT	04/12/2018	1836248808	11:27AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	1.34
1977510	GAARLANDT	04/16/2018	14072745193	4:11PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.30	
	GAARLANDT	04/16/2018	14073823256	4:14PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	2.79
1977510	GAARLANDT	04/18/2018	18504252348	10:22AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	
	GAARLANDT	04/18/2018	18633243698	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	
	GAARLANDT	04/18/2018	18636620018	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	
	GAARLANDT	04/18/2018	1832544763	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	13.75
	GAARLANDT	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 MODERATOR CHARGES USD\$64.09		
TOTAL STATE TAX/OTHER 6.83										TOTAL MODERATOR CHARGES 0.00		

7.82

20X20

# 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

\$455.00

**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**

### Important Message

Paid	()
<b>Total</b>	<b>\$455.00</b>

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.

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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

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,943.67</b>
--------------------------------------	-------------------

**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

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,943.67</b>
------------------------------------	-------------------

**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 be "RV" followed by a flourish, with the word "for" written in small letters to the right.

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 [brighthouse.com/business](http://brighthouse.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  
7635 1810 NO RP 19 08192018 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

<b>Total Due by 07/09/18</b>	<b>\$74.98</b>
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

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
		<b>Subtotal</b>	\$731.49
		<b>Sales Tax (7.0%)</b>	<del>\$32.83</del>
		<b>Total</b>	<del>\$764.32</del>
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	<del>\$764.32</del>

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

**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

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

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



**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
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
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>
<b><u>Investments</u></b>					
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>
<b>Total Assets</b>	<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>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
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>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<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>
<b><u>Net Assets</u></b>					
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>
<b>Total Liabilities and Net Assets</b>	<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
<b><u>Revenues</u></b>					
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>
<b><u>Expenses</u></b>					
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>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
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>
<b>Change In Net Assets</b>	<b>\$25,780.70</b>	<b>\$301,592.22</b>	<b>\$5.11</b>	<b>\$0.00</b>	<b>\$327,378.03</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$4,088.57</b></u>	<u><b>\$257,385.71</b></u>	<u><b>\$3,419.68</b></u>	<u><b>\$0.00</b></u>	<u><b>\$264,893.96</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$29,869.27</b></u></u>	<u><u><b>\$558,977.93</b></u></u>	<u><u><b>\$3,424.79</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$592,271.99</b></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
<b><u>Revenues</u></b>				
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
<b>Net Revenues</b>	<b>\$116,412.20</b>	<b>\$123,750.00</b>	<b>\$(7,337.80)</b>	<b>\$165,000.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
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
<b>Total General &amp; Administrative Expenses</b>	<b>\$90,633.55</b>	<b>\$123,750.00</b>	<b>\$(33,116.45)</b>	<b>\$ 165,000.00</b>
<b>Total Expenses</b>	<b>\$90,633.55</b>	<b>\$123,750.00</b>	<b>\$(33,116.45)</b>	<b>\$ 165,000.00</b>
<b>Income (Loss) from Operations</b>	<b>\$25,778.65</b>	<b>\$0.00</b>	<b>\$25,778.65</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$2.05	\$0.00	\$2.05	\$ -
<b>Total Other Income (Expense)</b>	<b>\$2.05</b>	<b>\$0.00</b>	<b>\$2.05</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$25,780.70</b>	<b>\$0.00</b>	<b>\$25,780.70</b>	<b>\$ -</b>