

Towne Park Community Development District

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

towneparkcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Towne Park Community Development District, scheduled to be held **Thursday, October 11, 2018 at 11:00 a.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: **1-866-546-3377**

Participant Code: **964985**

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 August 9, 2018 Board of Supervisors Meetings**

Business Matters

- 2. **Consideration of the Uniform Collection Agreement between Polk County Tax Collector and the District**
- 3. **Consideration of Conveyance of Phase 2A Common Areas to the District**
(provided under separate cover)
- 4. **Consideration of Proposals for Pond Maintenance**
- 5. **Consideration of ChoiceNetworks Proposal for NVR and Camera Installation**
- 6. **Consideration of Payment Authorization No. 83 – 90**
- 7. **Consideration of Monthly Financials**

Other Business

- 8. **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Update on ADA Website Compliance
- 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, August 9, 2018 at 11:08 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
Jeffrey Shenefield	Board Member
Brian Walsh	Board Member

Also Present:

Jane Gaarlandt	Fishkind & Associates, Inc.	
Denise Abercrombie	Highland Homes	
Sarah Warren	Hopping Green & Sams, P.A.	(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 July 12, 2018 Board of Supervisors' Meeting

The Board reviewed the minutes of the July 12, 2018 Board of Supervisors' Meeting.

ON MOTION by Mr. Adams, seconded by Mr. Shenefield, with all in favor, the Board approved the Minutes of the July 12, 2018 Board of Supervisors' Meeting.

FORTH ORDER OF BUSINESS

Consideration of Resolution 2018-14, Annual Meeting Schedule for Fiscal Year 2018/2019

District staff suggested that the District keep the current schedule, which is the 2nd Thursday of the month at 11:00 a.m. at this location.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Resolution 2018-14, Annual Meeting Schedule for Fiscal Year 2018/2019.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-18, Authorizing a Boundary Amendment

Ms. Warren stated that the purpose of this resolution is to authorize staff to file a boundary amendment to correct an inadvertent error in the legal description. The purpose is to make sure that the District's boundary is correct so that when the District is working with the County Tax Collector everything aligns with the assessment area. Ms. Warren noted that the boundary amendment includes approximately 6½ lots and requested that the Board authorizes District staff to move forward with a boundary amendment.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Resolution 2018-18, Authorizing a Boundary Amendment.

SIXTH ORDER OF BUSINESS

Consideration of a Boundary Amendment Funding Agreement

Mr. Warren explained that this will be a Funding Agreement with Developer entities to cover the cost of the Boundary Amendment since the funding for that was not contemplated in the budget. She requested a motion from the Board to approve the Boundary Amendment Funding Agreement in substantial form.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Boundary Amendment Funding Agreement in Substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Direct Collection Agreement with TPII, LLC for Phase 2B and certain Phase 2A Lots

Ms. Warren explained that the 2B agreement is for the direct collection of the O&M and Debt Assessments for the Fiscal Year 2018/2019 budget for Phase 2B. It is currently unplatted and certain of the Phase 2A lots were not covered in the boundary of the District. She noted that it has a collection schedule to be collected quarterly and provides that in the event that the Landowners were to not make those payments the District would have the authority to levy the assessments on the property and certify them for collection on the tax roll in the following fiscal year.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Direct Collection Agreement with TPII, LLC for Phase 2B and certain Phase 2A Lots.

EIGHTH ORDER OF BUSINESS

Consideration of Direct Collection Agreement with Riverstone, LLC for Phase 3A

The Board reviewed the Direct Collection Agreement with Riverstone, LLC for Phase 3A.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Direct Collection Agreement with Riverstone, LLC for Phase 3A.

NINTH ORDER OF BUSINESS

Consideration of Agreement between the District and Faulkner Engineering Services, LLC for Construction Materials Testing

**Services, Riverstone Subdivision
Phase 1 and Medulla Road 1st
Extension**

The Board reviewed the agreement between the District and Faulkner Engineering Services, LLC.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Agreement between the District and Faulkner Engineering Services, LLC for Construction Materials Testing Services, Riverstone Subdivision Phase 1 and Medulla Road 1st Extension.

TENTH ORDER OF BUSINESS

**Consideration of Conveyance of
Phase 2A Common Areas to the
District**

Tabled

ELEVENTH ORDER OF BUSINESS

**Consideration of Payment
Authorization Nos. 80 - 82**

Ms. Gaarlandt requested Board approval of Payment Authorization Nos. 80 – 82.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Payment Authorization Nos. 80 – 82.

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 – Not Present

District Manager – Ms. Gaarlandt noted that there has been some email communication with the District Engineer regarding a QGS Change Order relative to a lift station and requested that the Board pre-approve it subject to the District Engineer's approval as well. Mr. Adams stated that Riverstone Landowners should probably voice their opinion too. Ms. Gaarlandt noted that she also sent the Change Order to Mr. Heath.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the QGS Change Order subject to ratification by District Engineer.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Adams stated that the Clubhouse and pool are operational. He asked if the District received the formal certificate. Mr. Abercrombie responded that the District has the formal certificate. Mr. Adams asked her to make sure that it is transferred into the CDD name. He noted that Highland Community management is getting that up and running pro-bono and overseeing it and the District will continue to use them for the next 90 days and then talk about a permanent management solution. Ms. Gaarlandt stated that the District Manager's Field Manager has started to add Towne Park to his route as well. Mr. Adams stated that Ms. Abercrombie's personnel is out there every day and Mr. O'Brian's home building staff is there as well.

Mr. Adams stated that the Developer engaged a reputable vendor to do all the maintenance at the pool. He noted that when the District turns on irrigation there are a couple of areas that are running off potable irrigation meters and city water and they came back to the District with a \$7,000.00 bill. Mr. Adams pushed back on that and suggested adjusting the timers down and to give it 90 days and negotiate the bill down. He noted that is an open item that he is working on. He recommended turning the timer systems off and by November or October, have them relook at the usage, and get the fee down to \$4,000.00 - \$5,000.00.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board Adjourned the August 9, 2018 Board of Supervisor's Meeting for the Towne Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman



**Towne Park
Community Development District**

**Uniform Collection Agreement between Polk County
Tax Collector and the District**

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 24th day of, September 2018
by and between Towne Park Community Development District (“District”),
whose address is 12051 Corporate Blvd, Orlando, FL 32817
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Towne Park Community Development District as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Towne Park CDD improvements and related systems, facilities and services pursuant to Ordinance 14-051 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Towne Park CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the "Assessments" for Towne Park CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the "Assessments," levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Towne Park Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2018 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for actual collection costs incurred pursuant to section 197.3632(8)(c), Florida Statutes and 12D-18.004(2), Florida Administrative Code.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
5. By 15 September of each calendar year, the Chair of the Board of the Towne Park Community Development District, or his or her designee, shall certify,

using DR Form 408 to the Tax Collector the non-ad valorem assessment ("Assessment") roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's "Assessment" and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified "Assessment" roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Towne Park Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Address Joe G. Tedder
P.O. Box 1189
Bartow, FL 33831-1189
- b. As to District: Address Town Park Community Development District
c/o Jane Glasgow of Fishkind & Associates
12051 Corporate Blvd
Orlando, FL 32817

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

POLK COUNTY TAX COLLECTOR

By: Joe G. Tedder
Printed Name

Date: _____

ATTEST:

By: _____
Printed Name

ATTEST:

By: _____
Printed Name

As authorized for execution by the _____ of _____ City
District _____
at its _____ regular meeting.



**Towne Park
Community Development District**

Conveyance of Phase 2A Common Areas to the District



**Towne Park
Community Development District**

Proposals for Pond Maintenance



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **September 25, 2018**

Name **Towne Park II CDD**
Address **3020 South Florida Avenue, Suite 305**
City **Lakeland, FL 33803**
Phone **863-940-2863**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Ponds 2 & 4 @ Towne Park II
Lakeland, FL**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of an initial control (start-up) followed by monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 02/01/2019 thru 01/31/2020.

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	\$15,000.00	Due at the start of work	
Maintenance Fee	\$995.00	Due	monthly as billed x 11
Total Annual Cost	\$25,945.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **October 25, 2018**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Wade L. Pharis, VP**

Date: **9/25/2018**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customer's request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 25, 2018

Name Towne Park II CDD
Address 3020 South Florida Avenue, Suite 305
City Lakeland, FL 33803
Phone 863-940-2863

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of NA in accordance with the terms and conditions of this Agreement in the following sites:

Ponds 2 & 4 @ Towne Park II
Lakeland, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|--------------------------------------|-----------------|
| 1. Submersed Vegetation Control | <u>Included</u> |
| 2. Emerged Vegetation Control | <u>Included</u> |
| 3. Floating Vegetation Control | <u>Included</u> |
| 4. Filamentous Algae Control | <u>Included</u> |
| 5. Shoreline Grass and Brush Control | <u>Included</u> |

Service Shall Consist of One (1) Time Clean up.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

Total Cost \$15,000.00 Due upon invoicing* as billed x 1

**Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within 7 days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before October 25, 2018
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 9/25/2018

Accepted

Date:

Wade L. Pharis
AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.

September 19, 2018

Mr. Dexter Glasgow
Town Park Estates
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, Florida 32817

VIA EMAIL: dexterg@fishkind.com

Dear Dexter:

At your request, on September 14, 2018, we surveyed the waterways at **Town Park Estates**. We recommend that this integrated **Aquatic Systems, Inc.** program of waterway management be initiated as soon as possible:

Algae Management. Please recognize that some algae is of benefit to the water quality and food chain, enhancing the total ecosystem.

Management of all existing noxious aquatic weeds growing in the waterway.

Scheduled inspections, with treatment as necessary, to prevent growth of new aquatic weed species through introduction by drainage or other natural processes.

Management of the shoreline grasses growing in the water to the water's edge.

Establishment of a professional reporting system for property management administration.

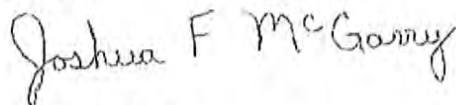
Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

Dexter, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of **Aquatic Systems, Inc.** to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

We look forward to serving **Town Park Estates**!

Sincerely,



Joshua F. McGarry
District Manager
JFM/sd

cc: Doug Agnew, Senior Consultant

Enclosures

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Dexter Glasgow
Town Park Estates
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, Florida 32817
(407) 382-3256
dexterg@fishkind.com

Aquatic Services Agreement

One-Year Agreement - Automatic Renewal

A) *Initial Treatment*

B) *With Annual Maintenance Program to Follow*

Month Service is to Commence: _____

Date of this proposal: September 19, 2018 JFM-R-90

hereinafter called "Customer". The parties hereto agree as follows:

1. ASI agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Six waterways (17,279 total linear foot perimeter) located at **Town Park Estates** in Lakeland, Florida.

2a. **Initial Treatment Program.**

2b. Maintenance Program to follow **within THIRTY (30) Days** of the Initial Treatment.

Minimum of **TWENTY-FOUR (24)** inspections with treatment as required (twice monthly).

3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

A) Initial Treatment Fee	\$2,600.00	One-Time
<i>Initial treatment of all shoreline invasive grasses and related brush to commence program.</i>		
B) Annual Maintenance Program:		
Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
Lake Dye	As Required by ASI*	
Debris Removal ¹	Included	
Management Reporting	Included	
Total Program Investment	\$1,152.00	Monthly

The above price is effective for 90 days from the date of this proposal.

¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

**Services performed at ASI's sole discretion for the success of the Waterway Management Program.*

Terms & Conditions of Aquatic Services Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

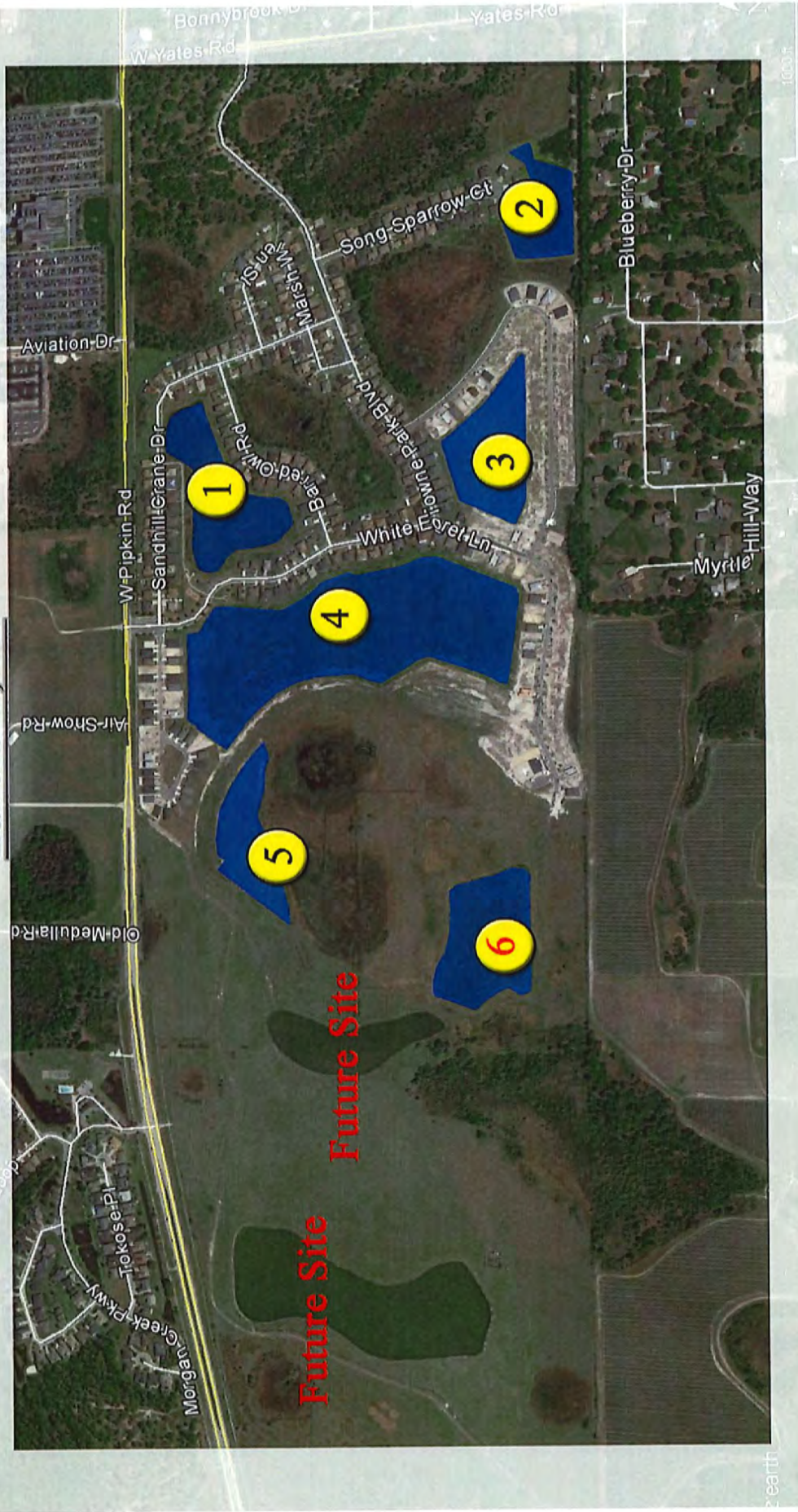
Aquatic Systems, Inc. Signature

Date



Town Park Estates Lakeland, FL

1-800-432-4302





Field Technicians

State Certified Aquatic Applicators: All of our technicians are required by ASI to obtain State Certification, giving you confidence that your water is managed properly.

Trained for Safety: Prevention is the key to a safe work environment in both the office and the field. Our monthly safety training covers more than 15 major topics, from Airboats to Welding.

Drug Free: Our comprehensive, random drug policy for all employees gives you assurance that ASI personnel working inside your community are repeatedly drug tested.

Background Check: For your peace-of-mind, all ASI technicians must pass a broad criminal and driving background check when hired.

Swim Certification: Water safety requires more than personal flotation devices. Our technicians must be certified by Red Cross swim instructors and trained to safely operate their spray boat. This ensures a higher level of safety, for them and for your community residents, around all types of waterways.

Responsible Lake Management



**Towne Park
Community Development District**

**ChoiceNetworks Proposal for NVR and Camera
Installation**

ADDRESS

 1321 Wyngate Drive
 Lakeland, FL 33809

PHONE

863-853-4199

FAX

863-853-4199

WEB

choice-networks.com

SERVICES

 Cloud Services
 Backup & Disaster
 Recovery
 Remote Monitoring
 Network Consulting
 Accounting Software
 Systems Maintenance

Towne Park II CDD
Proposal for NVR and Camera Installation / Towne Park Clubhouse

Quantity	Description	Unit Price	Extension
1	HIKvision DS-7608NI-E2/8P-2TB (NVR/2 TB/8 channel)	499.00	499.00
3	HIKvision DS-2CD2322WD-I-2.8MM (turret camera)	249.00	747.00
1	HIKvision DS-2CD4A35FWD-IZH (bullet camera)	949.00	949.00
1	Crown 135MA Mixer-amplifier	199.00	199.00
1	Speco SPC30RT P.A. Horn Speaker	59.00	59.00
10	Hours labor: Install NVR / program cameras	75.00	750.00
	Install PA amplifier / Install outdoor PA speaker		
6	Hours labor: Pull data cables / mount cameras	75.00	450.00
	Run power cable for PA system		
3	Category 6 data cables	100.00	300.00
1	Outside consulting	300.00	300.00
	Finish programming cameras and remote access software		
Total Installation Cost			4253.00



**Towne Park
Community Development District**

Payment Authorization No. 83 – 90

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #83

8/10/2018

Item No.	Payee	Invoice Number	General Fund
1	Supervisors Fees		
	Brian Walsh	08.09.2018	\$ 200.00
	Joel Adams	08.09.2018	\$ 200.00
	Jeffrey Shenefield	08.09.2018	\$ 200.00
2	Floralawn		
	Monthly Lawn Maintenance - 2018.08	81636	\$ 2,734.00
3	Lakeland Electric		
	Billing Date 07.03.2018	3555224.2018.08	\$ 182.38
	Billing Date 07.03.2018	3555225-2018.08	\$ 301.32
4	Hopping Green & Sams		
	Legal Services through 06.30.2018	101655	\$ 2,901.74
5	Resort Pool Services DBA		
	Maintenance and Install Pool Service 07.01.2018	8517	\$ 1,350.00
6	Business Observer		
	Legal Ad - 07.27.2018	18-01334K	\$ 50.31
7	U.S. Bank		
	Annual Administration Fees and Incidental Expenses	5066490	\$ 3,717.38
8	Polk County Property Appraiser		
	1% Administration Fees	4651628	\$ 925.76
TOTAL			\$ 12,762.89


Chairperson

Towne Park Community Development District

Date of Meeting: August 9, 2018

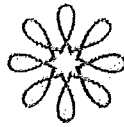
Board Members:

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

Approved For Payment:


Manager

8/13/18
Date



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
8/1/2018	81636

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	2,260.00	2,260.00
1	Interior pest control	75.00	75.00
1	Lawn fertilization program for St. Augustine Sod	135.00	135.00
1	Shrub fertilization program	34.00	34.00
1	Monthly irrigation system checks	120.00	120.00
1	Mailbox area ant treatments	110.00	110.00
	Billing For August 2018		
Thank you for your business.		Total	\$2,734.00

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

Balance Due	\$2,734.00
--------------------	------------



Retain This Portion For Your Records

Service Location:
5107 WHITE EGRET LN # W/I
LAKELAND FL 33811 US

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	08/02/2018
Account Number :	3555224
Total Amount Due :	\$ 182.38
Payment Due Date :	08/30/2018
Payments/Credits since Last Bill :	\$ -191.43
Previous Balance was a Credit :	\$ -4.42

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.50.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 13 @ 4.07.....	\$ 52.91	
Inside the City Utility Tax.....	\$ 16.98	
Current Water Irrigation Charges.....		186.80
TOTAL CURRENT CHARGES		\$ 186.80
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 08/30/2018		\$ 182.38

www.lakelandelectric.com

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

LX2018080219394600_1.xml-325-000004070

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.



000163 000004070



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 08/30/2018	\$ 182.38
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 000000000018238 000000035552249 0 000000000018238 000000035552249



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	08/02/2018
Account Number :	3555225
Total Amount Due :	\$ 301.32
Payment Due Date :	08/30/2018
Payments/Credits since Last Bill :	\$ -213.87
Previous Balance was a Credit :	\$ -6.36

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.50.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 40 @ 4.07.....	\$ 162.80	
Inside the City Utility Tax.....	\$ 27.97	
Current Water Irrigation Charges.....		307.68
TOTAL CURRENT CHARGES		\$ 307.68
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 08/30/2018		\$ 301.32

www.lakelandelectric.com

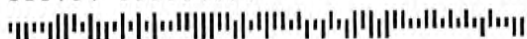
Please make checks payable to Lakeland Electric P.O. Box 32006 Lakeland, FL 33802-2006 834-9535

LX2018030219391600_1.xml-327-000004070

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.



000164 000004070



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 08/30/2018	\$ 301.32
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 000000000030132 000000035552256 0 000000000030132 000000035552256

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 27, 2018

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

Bill Number 101655
Billed through 06/30/2018

General Counsel/Monthly Meeting TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

06/01/18	SSW	Prepare comments to draft audit; confer with Malhotra regarding same.	1.10 hrs
06/01/18	AHJ	Prepare supplemental assessment resolutions; assemble exhibits to same.	1.60 hrs
06/06/18	JJ	Audit letter response.	0.10 hrs
06/07/18	SSW	Confer with Gaarlandt regarding meeting agenda; prepare comments to draft meeting minutes; prepare agenda items.	1.10 hrs
06/07/18	APA	Prepare update response to auditor's request.	0.30 hrs
06/13/18	SSW	Prepare pool maintenance and janitorial services agreement; prepare for and travel to board meeting.	3.40 hrs
06/13/18	AHJ	Finalize mailed and published notices; transmit same to Gaarlandt.	0.30 hrs
06/14/18	SSW	Attend board meeting.	2.00 hrs
06/15/18	SSW	Conduct meeting follow-up; confer with Gaarlandt regarding operations and maintenance assessments, and mailed and published notices.	1.80 hrs
06/22/18	AHJ	Confer with Wertz regarding legal descriptions to financing documents.	0.20 hrs
Total fees for this matter			\$2,685.00

DISBURSEMENTS

Document Reproduction	1.75
Travel	205.24
Travel - Meals	9.75
Total disbursements for this matter	\$216.74

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	2.10 hrs	145 /hr	\$304.50
Papp, Annie M. - Paralegal	0.30 hrs	145 /hr	\$43.50

=====

Johnson, Jonathan T.	0.10 hrs	340 /hr	\$34.00
Warren, Sarah S.	9.40 hrs	245 /hr	\$2,303.00

TOTAL FEES	\$2,685.00
TOTAL DISBURSEMENTS	\$216.74

TOTAL CHARGES FOR THIS MATTER **\$2,901.74**

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	2.10 hrs	145 /hr	\$304.50
Papp, Annie M. - Paralegal	0.30 hrs	145 /hr	\$43.50
Johnson, Jonathan T.	0.10 hrs	340 /hr	\$34.00
Warren, Sarah S.	9.40 hrs	245 /hr	\$2,303.00

TOTAL FEES	\$2,685.00
TOTAL DISBURSEMENTS	\$216.74

TOTAL CHARGES FOR THIS BILL **\$2,901.74**

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

July 27, 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 June, 2018. Please remit payment as soon as possible.

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

Sincerely,



for Roy Van Wyk

RVW/lk

Enclosures

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



Invoice 8517

BILL TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	SHIP TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	DATE 08/01/2018	PLEASE PAY \$1,350.00	DUE DATE 08/16/2018
---	---	---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and install Pool Service	1	950.00	950.00
Maintenance and install JANITORIAL	1	400.00	400.00

TOTAL DUE	\$1,350.00
------------------	-------------------

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 18-01334K

Date 07/27/2018

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 # 18-01334K Notice of Board of Supervisors' Meeting RE: Towne Park Community Development District Published: 7/27/2018	\$50.31

Important Message	Paid	0
	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.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Towne Park Community
Development District
Notice of

Board of Supervisors' Meeting

The Board of Supervisors of the Towne Park Community Development District ("Board") will hold a meeting on Thursday, August 9, 2018 at 11:00 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board 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.

Jane Gaurlandt
District Manager
July 27, 2018

18-01334K

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

NOTICE

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Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5066490
Account Number: 230503000
Invoice Date: 07/25/2018
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

TOWNE PARK CDD SERIES 2016
ATTN JOE MACLAREN DISTRICT MANAGER
C/O FISHKIND & ASSOCIATES INC
12051 CORPORATE BLVD
ORLANDO FL 32817

TOWNE PARK CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,717.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TOWNE PARK CDD 2016

Invoice Number: 5066490
Account Number: 230503000
Current Due: \$3,717.38

Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 230503000
Invoice # 5066490
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5066490
Invoice Date: 07/25/2018
Account Number: 230503000
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

TOWNE PARK CDD 2016

Accounts Included 230503000 230503001 230503003 230503004 230503005 230503006
In This Relationship: 230503008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 07/01/2018 - 06/30/2019				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38

Polk County Property Appraiser

MARSHA FAUX PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951
Phone: (863)534-4777

INVOICE: 4651628

Page: 1 of 1

***** CUSTOMER *****

TOWNE PARK CDD
12051 CORPORATE BLVD
ORLANDO FL 32817

***** DELIVER TO *****

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference
08/08/2018	08/08/2018			DUE	ADMIN FEE

Contact	Customer No	Phone	Fax	For
JENNIFER GLASGOW	471			1 % Admin Fee

Quantity	UOM	Description	Unit Price	Extended
1.00		Towne Park CDD 1% Administrative Fee	925.7600	925.76
			SUBTOTAL:	925.76
			TOTAL DUE:	925.76

Detach and Return With Payment

Send Payment To:

Invoice: 4651628
Customer: 471
TOWNE PARK CDD
12051 CORPORATE BLVD
ORLANDO FL 32817

Polk County Property Appraiser
MARSHA FAUX PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951

TOTAL DUE: \$925.76
AMOUNT PAID: _____

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #84

8/23/2018

Item No.	Payee	Invoice Number	General Fund
1	Choice Networks Towne Park Pool House Internet - Repairs	12266	\$ 461.50
2	Fishkind & Associates, Inc DM Fee and Reimbursables - 2018.08	23228	\$ 2,338.66
TOTAL			\$ 2,800.16


Chairperson

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

Date	Invoice #
8/20/2018	12266

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

*Towne park
CDD*

Terms	Due Date
Net 15	9/4/2018

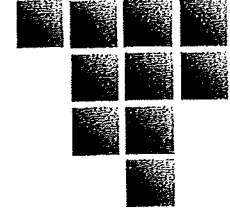
Qty	Description	Rate	Amount
1	Hour worked 08/09/18 Towne Park pool house Assessed lightning damage to network equipment	75.00	75.00
2.5	Hours worked 08/15/18 Towne Park pool house Replaced Luxul wireless router Replaced 8-port switch Reconfigured local wireless network Notified Hewitt that the keypad / door lock system was damaged	75.00	187.50
1	Luxul XWR-1200 wireless router	199.00	199.00

Subtotal		\$461.50
Sales Tax (0.0%)		\$0.00
Total		\$461.50
Payments/Credits		\$0.00
Balance Due		\$461.50

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

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

FISHKIND
& ASSOCIATES



Invoice

Invoice #:	23228
8/14/2018	

Towne Park DM
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

File: TowneParkDM

Towne Park CDD

Services:	Amount
District Management Fee: Aug 2018	2,083.33
Website Fee	75.00
Conference Calls	8.17
UPS	29.39
Copies	90.00
Car Rental	30.37
Gas	13.00
Postage	9.40
PA # 84	

Please include the invoice
number on your remittance
and submit to:

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817
Ph: 407-382-3256
Fax: 407-382-3254
www.fishkind.com

Balance Due

\$2,338.66

MODERATOR 4516136 - Jane Gaerlandt

LOCATION Orlando, FL

BILLING REF# 1

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		06/14/2018	14073823256	9:30AM - 9:40AM	GLOBALMEET@ AUDIO	TOLL FREE	1	10	0.09/MIN	0.90	0.21	1.11
1977510		06/14/2018	14073823256	9:39AM - 9:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	
1977510		06/14/2018	17703789695	9:40AM - 9:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	
1977510		06/14/2018	1863243698	9:41AM - 9:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	10	0.09/MIN	0.90	0.21	0.68
1977510		06/14/2018	14073823256	10:55AM - 11:19AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.09/MIN	2.16	0.53	
1977510		06/14/2018	18636197103	10:59AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.54	
1977510		06/14/2018	1833503535	11:00AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.09/MIN	2.16	0.53	0.17
1977510		06/20/2018	18636620018	9:34AM - 9:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.11	0.56
1977510		06/20/2018	18636620018	9:38AM - 9:41AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
1977510		06/20/2018	18636620018	10:32AM - 10:46AM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.30	1.56
1977510		06/20/2018	1863243698	1:25PM - 1:38PM	GLOBALMEET@ AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.29	
1977510		06/20/2018	19043866655	1:29PM - 1:33PM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
1977510		06/20/2018	18636620018	1:32PM - 3:10PM	GLOBALMEET@ AUDIO	TOLL FREE	1	98	0.09/MIN	8.82	2.14	
CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
		06/20/2018	18636620018	1:32PM - 2:08PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	
		06/20/2018	14073823256	1:35PM - 2:08PM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.09/MIN	2.97	0.72	
		06/20/2018	14074182437	1:38PM - 2:08PM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.65	
		06/20/2018	18636620018	2:11PM - 2:19PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	
		06/20/2018	14073823256	2:26PM - 3:10PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.09/MIN	3.96	0.96	
		06/20/2018	18636620018	2:26PM - 3:10PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.09/MIN	3.96	0.96	
		06/20/2018	14074182437	2:33PM - 3:09PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	38.71
		06/30/2018		7:59PM	MEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00
TOTAL PRE-TAX 72.56		TOTAL USF/OTHER 10.56		TOTAL STATE TAX/OTHER 0.00		TOTAL MODERATOR CHARGES USD583.12						

UPS No: 1Z1Y9R280390175169 Pickup Date: 06/22/2018 Service Level: Commercial Ground Weight: 1 lb Zone: 006 Payer: Shipper		Shipper FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817 AMANDA LANE	Receiver U.S. BANK, N.A.-CDD EP-MN-01LB 1200 ENERGY PARK DRIVE SAINT PAUL MN 55108 LOCKBOX SERVICES-12-	Freight Fuel Surcharge	11.95 0.90	9.56 0.72
Bill Reference: LRSD, Towne Park			Total		12.85	10.28
LRSD, Towne Park			Sub Total		12.85	10.28

5.14

29.36

Invoice Detail				Billing		List Discount	
						Price	Price
UPS No: 1Z1Y9R280397387516	Shipper	Receiver		Freight		11.95	9.56
Pickup Date 06/29/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD		Fuel Surcharge		0.90	0.72
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	JENNIFER GLASGOW	MN 55108		Total		12.85	10.28
Bill Reference: Towne Park, Myrtle Creek				Sub Total		12.85	10.28
Towne Park, Myrtle Creek				1 count			

5.14

UPS No: 1Z1Y9R280392762593		Shipper	Receiver	Freight	9.37
Pickup Date	06/08/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	11.71	0.83
Service Level	Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB		0.66
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE		
Zone	006	FL 32817	SAINT PAUL		
Payer	Shipper	LISA MALHOTRA	MN 55108		
Bill Reference: Towne Park			LOCKBOX SERVICES-12-	Total	12.54
Towne Park		1 count		Sub Total	10.03

UPS No: 1Z1Y9R280394071068		Shipper	Receiver	Freight	8.44
Pickup Date	06/15/2018	FISHKIND & ASSOCIATES	CITY NATIONAL BANK	10.55	0.80
Service Level	Commercial Ground	12051 CORPORATE BLVD	1450 BRICKELL AVE.		0.64
Weight	1 lb	ORLANDO	STE. 2800		
Zone	003	FL 32817	MIAMI		
Payer	Shipper	LISA MALHOTRA	FL 33131		
Bill Reference: Towne Park CDD			ORLANDO MARQUEZ	Total	11.35
Towne Park CDD		1 count		Sub Total	9.08

19.11

Copy Count

Account: Towne Park

Amount of Copies: 600

Total \$: 910.00

Month: July

Reimbursable by Dist? **(Y)** N

FISHKIND & ASSOCIATES, INC.
Expense Report

Account Code Lakeside CDD, **Town Park CDD** Employee Name Dexter Glasgow

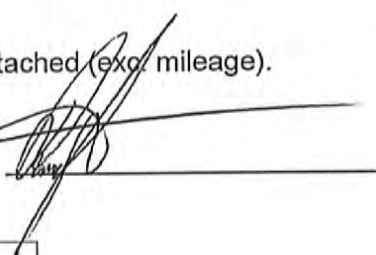
Travel to: Lakeside landings, Town Park.

Purpose of trip/meeting- Purpose: meeting a new pool vendor at lakeside landing,
reviewing the amenities area and ponds at town park.

	Date	Vendor/Notes	Company Cr.Card	Personal Exp.
Airfare		Attach itinerary and/or boarding pass.	-----	
Hotel				
Meals				
Meals				
Meals				
Car rental	7/23/18	Enterprise	60.74	30.37
Parking				
Tolls				
Mileage		miles @ \$0.545 per mile	-----	
Mileage		miles @ \$0.545 per mile	-----	
Fuel	7/23/18	Wawa	26.00	13.00
Other				
Other				
TOTALS			86.74	

Attach receipt for all credit card charges.

Personal expenses will be reimbursed only if receipt is attached (exc/ mileage).

Employee signature 

For accounting use only:			
<input type="checkbox"/> Recorded in client file.			Batch
	Airfare		
	Auto-related		
	Lodging		
	Meals		

Wawa #5230
43582 Highway 27
Davenport FL 33837

7/23/2018 10:32:47 A
Term: JD12397880001
Appr: 023179
Seq#: 041343
Product: Unleaded
Pump Gallons Price
05 9.633 \$2.699
Total Sale \$26.00
Capture

Visa
XXXXXXXXXXXX6818
Swiped

07/23/2018 10:30:34

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS

Tell us about your
experience at

* MyWawaVisit.com *

Take our survey for
a chance to win

Wawa swag
gift baskets and
gift cards valued
at up to \$500!

Disponible
en Espanol

Survey Code: 1145575

Store Number: 05230

Please respond
within 5 days

NO PURCHASE

NECESSARY

See rules at website

Dexter Glasgow

From: Customerservice@enterprise.com
Sent: Tuesday, July 24, 2018 7:44 AM
To: Dexter Glasgow
Subject: ENTERPRISE RENTAL AGREEMENT 2Z7Q48

ENTERPRISE LEASING COMPANY OF ORLANDO, 1441 ALAFAYA TRAIL, OVIEDO, FL 327659171 (407) 971-4933

RENTAL AGREEMENT REF#
995265 2Z7Q48

SUMMARY OF CHARGES

RENTER
GLASGOW, DEXTER

DATE & TIME OUT
07/23/2018 09:31 AM
DATE & TIME IN
07/24/2018 07:41 AM

BILLING CYCLE
24-HOUR

VEH #1 2018 INFI Q50 LRWD
VIN# JN1EV7AP4JM359263
LIC# IWNA12
MILES DRIVEN 226

Charge Description	Date	Quantity	Per	Rate	Total
TIME & DISTANCE	07/23 - 07/24	1	DAY	\$54.00	\$54.00
REFUELING CHARGE	07/23 - 07/24				\$0.00
Subtotal:					\$54.00
Taxes & Surcharges					
FL STATE SALES TAX	07/23 - 07/24			7%	\$3.97
RENTAL CAR SURCHARGE	07/23 - 07/24	1	DAY	\$2.00	\$2.00
TIRE AND BATTERY FEE	07/23 - 07/24	1	DAY	\$0.02	\$0.02
VLF REC - VEHICLE LICENSE FEE	07/23 - 07/24	1	DAY	\$0.75	\$0.75
Total Charges:					\$60.74

Bill-To / Deposits
DEPOSITS (\$60.74)

Total Amount Due \$0.00

PAYMENT INFORMATION
AMOUNT PAID
\$60.74

TYPE
Visa

CREDIT CARD NUMBER
xxxxxxxxxxxx6818

Account Summary Report

Date Range: July 1, 2018 to July 31, 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	\$9,400
Grand Total:			\$9,400

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #85

9/10/2018

Item No.	Payee	Invoice Number	General Fund
1	Hector Aranda Clubhouse Maintenance	15	\$ 90.00
2	Choice Networks Towne Park Pool House Internet - Repairs	12278	\$ 561.50
3	Hewitt Lock & Security, Inc. Clubhouse - Repair Lightning Damage Clubhouse - Repair Lightning Damage	7829 7762	\$ 425.00 \$ 1,300.00
4	Hopping Green & Sams Legal Services through 07.31.2018	102208	\$ 3,688.62
5	Business Observer Legal Ad - 08.31.2018	18-01621K	\$ 50.31
6	Resort Pool Services DBA Maintenance and Install Pool Service 09.01.2018	8648	\$ 1,350.00
7	Fishkind & Associates, Inc FY 2019 Assessment Administration	23286	\$ 5,000.00
8	Bright House Networks Internet service for clubhouse - 2018.08	077420101082018	\$ 74.98
9	Floralawn Monthly Lawn Maintenance - 2018.09	81978	\$ 2,734.00
TOTAL			\$ 15,274.41

Chairperson



HA

HECTOR ARANDA

704 N. Maryland St.
Plant City FL
Phone 813-399-4462
Email:
ppshector@yahoo.com

Make all checks
payable to:
Hector Aranda.

THANK YOU
FOR YOUR
BUSINESS!

Tenant Name: Clubhouse Bill to: Towne Park II
Property Address: Towne Park II Company Name: Community D.D.
City, ST ZIP Code: Lakeland FL Street Address: _____
Phone Number: _____ City, ST ZIP Code: _____
Tenant Signature: _____ Phone: _____

SERVICE CALL FOR: ESTIMATE A/C AND HEATING PLUMBING HANDYMAN SERVICES

Diagnostic:

Date 9-4-18

Invoice # 0015

Replaced door stop in Women's
Bathroom.

TOTAL 90.00

OK BCF
9/5/18



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/20/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Universal Insurance of Plant City 1501 South Alexander St Suite 101 Plant City FL 33563		CONTACT NAME: Nancy X Medina PHONE (A/C, No, Ext): (813) 752-6742 FAX (A/C, No): (813) 752-5772 E-MAIL ADDRESS: nancy@univinspc.com
INSURED Hector Aranda 704 N MARYLAND AVE PLANT CITY FL 33563		INSURER(S) AFFORDING COVERAGE INSURER A: NAUTILUS INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 17370

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NN963379	08/14/2018	08/14/2019	EACH OCCURRENCE \$ \$1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$100,000				
			MED EXP (Any one person) \$ \$5,000				
			PERSONAL & ADV INJURY \$ \$1,000,000				
						GENERAL AGGREGATE \$ \$2,000,000	
						PRODUCTS - COMP/OP AGG \$ \$2,000,000	
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Informational purposes only.

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

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

Date	Invoice #
9/3/2018	12278

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

*Towne Park
CDD*

Terms	Due Date
Net 15	9/18/2018

Qty	Description	Rate	Amount
1.5	Hours worked 08/27/18 Met with Hewitt / reconfigured router ports for keypad system	75.00	112.50
2	Hours worked 08/28/18 Towne Park pool house Replaced Luxul wireless access point Met with Denise regarding placement of cameras Met with Tom Brooker to review cabling for new cameras	75.00	150.00
1	Luxul XAP-1240 wireless access point	299.00	299.00

Subtotal		\$561.50
Sales Tax (0.0%)		\$0.00
Total		\$561.50
Payments/Credits		\$0.00
Balance Due		\$561.50

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

Hewitt Lock & Security Inc.
935 E. PARKER STREET
LAKELAND, FL.33801
863-687-6057

Invoice

Bill To
HIGHLAND COMMUNITY MGT STACY 3020 S FLA AVE SUITE 305 LAKELAND, FL.33803

TP CDD Clubhouse

Date	Invoice No.	P.O. Number	Terms	Project
08/27/18	7829			

Item	Description	Quantity	Rate	Amount
TRIP CHARGE	TRIP CHARGE	1	75.00	75.00T
LABOR	LABOR REPAIR LIGHTNING DAMAGE	4	75.00	300.00T
WIRE	WIRE CONDUIT , REPAIR VADALISM	1	50.00	50.00T
	TOWNE PARK 2			
			Subtotal	\$425.00
			Sales Tax (7.0%)	\$29.75
			Total	\$454.75

Invoice

Hewitt Lock & Security Inc.
935 E. PARKER STREET
LAKELAND, FL.33801
863-687-6057

Bill To

HIGHLAND COMMUNITY MGT
STACY
3020 S FLA AVE SUITE 305
LAKELAND, FL.33803

TP CDD Clubhouse

Date	Invoice No.	P.O. Number	Terms	Project
06/25/18	7762			

Item	Description	Quantity	Rate	Amount
PAXTON ADHESIVE TOKEN	ADHESIVE PROX TOKEN	200	6.00	1,200.00T
PAXTON DESK TOP READER	DESK TOP CARD READER	1	100.00	100.00T
	LAKELAND CLUBHOUSE TOWNE PARK 2			
			Subtotal	\$1,300.00
			Sales Tax (7.0%)	\$91.00
			Total	\$1,391.00



Consumer's Certificate of Exemption

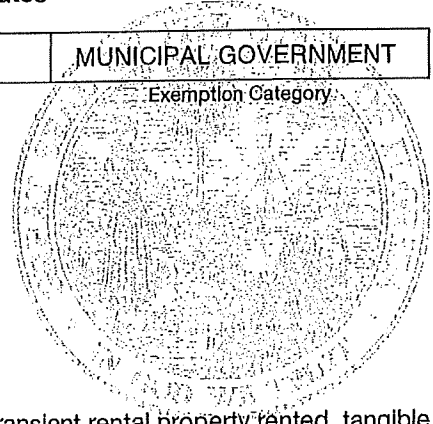
DR-14
R. 04/11

Issued Pursuant to Chapter 212, Florida Statutes

85-8016604785C-0	12/22/2014	12/31/2019	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

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



is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 04/11

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

RECEIVED JAN 12 2015

Elizabeth Q Malhotra

From: Denise Abercrombie <d.abercrombie@highlandhomes.org>
Sent: Tuesday, August 28, 2018 9:46 AM
To: Elizabeth Q Malhotra
Subject: FW: Invoice 7829 from Hewitt Lock & Security Inc., DENISE AMBERCROMBIE
Attachments: Invoice (No. 7829) from Hewitt Lock & Security Inc..pdf

Good Morning,

Please find attached an invoice for Towne Park II CDD Clubhouse, where lighting hit the system.

Warm Regards,

Denise Abercrombie
3020 S. Florida Ave., Suite 305
Lakeland, FL 33803
(863)940-2863



From: Stacy Allison [mailto:Stacy@rentwithberkshire.com]
Sent: Tuesday, August 28, 2018 9:18 AM
To: Denise Abercrombie <d.abercrombie@highlandhomes.org>
Subject: FW: Invoice 7829 from Hewitt Lock & Security Inc., DENISE AMBERCROMBIE

Stacy Allison, CAM
Director of Operations
Berkshire Management Group, LLC
3020 S Florida Ave, Ste. 323
Lakeland, FL 33803
(863) 940-9789
(863) 619-7995 FAX



From: HEWITT MINCEY [mailto:hewittlocks@tampabay.rr.com]
Sent: Monday, August 27, 2018 1:30 PM

To: Stacy Allison <Stacy@rentwithberkshire.com>

Cc: j.conklin@hcmanagement.org

Subject: Invoice 7829 from Hewitt Lock & Security Inc., DENISE AMBERCROMBIE

Dear DENISE AMBERCROMBIE,

Your invoice is attached and includes payment-due information. Please let us know if you have any questions. Thank you for your business.

Sincerely,
Hewitt Lock & Security Inc.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

August 23, 2018

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

Bill Number 102208
Billed through 07/31/2018

General Counsel/Monthly Meeting

TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

06/25/18	AHJ	Prepare notices of imposition of special assessments.	0.70 hrs
07/02/18	AHJ	Prepare amended and restated disclosure of public financing and budget assessment resolutions.	1.80 hrs
07/03/18	AHJ	Prepare work authorization to landscaping agreement; prepare amended disclosure of public financing and notices of lien of special assessments.	0.80 hrs
07/04/18	AHJ	Finalize notices of lien of special assessments, amended and restated disclosure of public financing, and work authorization for landscape maintenance; finalize budget resolutions; prepare landowner documents and other agenda items.	1.70 hrs
07/12/18	SSW	Prepare for, travel to, and attend board meeting.	3.20 hrs
07/13/18	SSW	Conduct meeting follow-up.	0.60 hrs
07/19/18	SSW	Research question regarding assessment roll; confer with district manager and county staff regarding same.	0.60 hrs
07/19/18	AHJ	Research parcel identification regarding inclusion in district boundaries; confer with Gaarlandt regarding executed notices of lien of special assessments and amended disclosure of public financing.	1.80 hrs
07/20/18	SSW	Research question regarding assessment roll and district boundary.	0.40 hrs
07/26/18	SSW	Research boundary and assessment roll question; confer with Wertz and Glasgow regarding same.	3.10 hrs
07/30/18	SSW	Confer with Adams, Glasgow, and Plenzler regarding boundary amendment and assessment roll; follow-up regarding same; research conveyance of common area parcels.	1.30 hrs
07/30/18	AHJ	Prepare consents to boundary amendment.	1.20 hrs
07/31/18	JEM	Review issues regarding conveyance of phase 2A common areas.	0.50 hrs
Total fees for this matter			\$3,579.00

DISBURSEMENTS

Travel	107.39
Travel - Meals	2.23
Total disbursements for this matter	\$109.62

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	8.00 hrs	145 /hr	\$1,160.00
Merritt, Jason E.	0.50 hrs	330 /hr	\$165.00
Warren, Sarah S.	9.20 hrs	245 /hr	\$2,254.00

TOTAL FEES	\$3,579.00
TOTAL DISBURSEMENTS	\$109.62

TOTAL CHARGES FOR THIS MATTER	\$3,688.62
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BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	8.00 hrs	145 /hr	\$1,160.00
Merritt, Jason E.	0.50 hrs	330 /hr	\$165.00
Warren, Sarah S.	9.20 hrs	245 /hr	\$2,254.00

TOTAL FEES	\$3,579.00
TOTAL DISBURSEMENTS	\$109.62

TOTAL CHARGES FOR THIS BILL	\$3,688.62
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

August 23, 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 statement on behalf of the Towne Park Community Development District (the "District"), for services rendered and expenses incurred through the month of July, 2018. Please remit payment as soon as possible.

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

Sincerely,



for Roy Van Wyk

RVW/lk

Enclosure

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-01621K

Date 08/31/2018

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 # 18-01621K

\$50.31

Notice of Board of Supervisors' Meeting

RE: Towne Park Community Development District

Published: 8/31/2018

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.

Business Observer

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

INVOICE

Legal Advertising

**Towne Park Community
Development District
Notice of**

Board of Supervisors' Meeting

The Board of Supervisors of the Towne Park Community Development District ("Board") will hold a meeting on Thursday, September 13, 2018 at 11:00 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board 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.

Jane Gaarlandt

District Manager

August 31, 2018

18-01621K

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.

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



Invoice 8648

BILL TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	SHIP TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA
---	---

DATE
09/01/2018

PLEASE PAY
\$1,350.00

DUE DATE
09/16/2018

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and install Pool Service	1	950.00	950.00
Maintenance and install JANITORIAL	1	400.00	400.00

TOTAL DUE

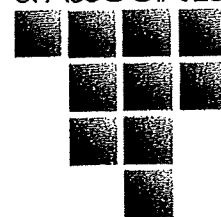
\$1,350.00

THANK YOU.

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

RECEIVED AUG 30 2018

FISHKIND
& ASSOCIATES



Invoice

Invoice #:	23286
8/30/2018	

Towne Park DM
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

File: TowneParkDM

Towne Park CDD

Services:	Amount
Professional services rendered in the preparation and submission to Polk County for FY 2019 Tax Roll	5,000.00

**Please include the invoice
number on your remittance
and submit to:**

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817
Ph: 407-382-3256
Fax: 407-382-3254
www.fishkind.com

Balance Due

\$5,000.00



BRIGHT HOUSE NETWORKS BUSINESS SOLUTIONS
IS NOW SPECTRUM BUSINESS

August 20, 2018
Invoice Number: 077420101082018
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
Or, call us at 1-877-824-6249

Summary Services from 08/24/18 through 09/23/18 details on following pages

Previous Balance	74.98
Payments Received - Thank You	-74.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.98
Current Charges	\$74.98
Total Due by 09/08/18	\$74.98



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



4145 S. Falkenburg Rd Riverview, FL 33578-8852
7835 1810 NO RP 20 08202018 NNNNNY 01 004007 0011

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

August 20, 2018
TOWNE PARK II CDD
Invoice Number: 077420101082018
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

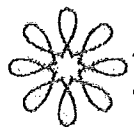
Total Due by 09/08/18	\$74.98
Amount you are enclosing	\$



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



0001100100507742010169007496



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
9/1/2018	81978

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	2,260.00	2,260.00
1	Interior pest control	75.00	75.00
1	Lawn fertilization program for St. Augustine Sod	135.00	135.00
1	Shrub fertilization program	34.00	34.00
1	Monthly irrigation system checks	120.00	120.00
1	Mailbox area ant treatments	110.00	110.00
	Billing For September 2018		

Thank you for your business.

Total \$2,734.00

Balance Due \$2,734.00

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

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #86 REVISED

9/11/2018

Item No.	Payee	Invoice Number	General Fund
1	Lakeland Electric Billing Date 09.04.2018 - 3883 White Ibis Rd #Rec	3568145-2018.09	\$ 677.80
TOTAL			\$ 677.80



Chairperson



Retain This Portion For Your Records

Service Location:
3883 WHITE IBIS RD # REC
LAKELAND FL 33811 US

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	09/04/2018
Account Number :	3568145
Total Amount Due :	\$ 677.80
Payment Due Date :	10/02/2018
Payments/Credits since Last Bill :	\$ -1,656.12
Previous Balance was a Credit :	\$ -1,656.12

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Electric Service 001-053-1000-43-02		
General Service Customer Charge.....	\$ 10.81	
Electric 4931 KWH @ 0.04988.....	\$ 245.96	
Environmental Charge 4931 KWH @ 0.0021099.....	\$ 10.40	
Fuel Charge 4931 KWH @ 0.04075.....	\$ 200.94	
Florida Gross Receipts Tax.....	\$ 12.00	
Florida Regulatory Commission Surcharge.....	\$ 0.07	
Florida Sales Tax.....	\$ 33.37	
Polk County Sales Surtax.....	\$ 4.80	
Inside the City Utility Tax.....	\$ 28.74	
Current Electric Service Charges.....		547.09
Water Service 001-053-3000-43-04		
Water Commercial Inside Monthly Base Charge.....	\$ 22.45	
Water-1000 gal - 2 @ 2.34.....	\$ 4.68	
Inside the City Utility Tax.....	\$ 2.71	
Current Water Service Charges.....		29.84
Other Services 001-053-3000-43-04		
Solid Waste Commercial.....	\$ 15.35	
Wastewater Service.....	\$ 52.10	
Stormwater Service.....	\$ 23.54	
Deposit Charges..... 001-156-0000-00-01	\$ 1,650.00	
Setup Fee.....	\$ 16.00	
Other Services and Account Charges.....		1,756.99

Other credit - water \$16.12

Continued on next page...

www.lakelandelectric.com

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

LX2018090420355100.xml:315-000004130

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.



000158 000004130



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

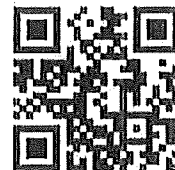
PAYMENT SECTION

Account Number :	3568145
Total Amt Due 10/02/2018	\$ 677.80
Amount Enclosed :	_____

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

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

Please see back of stub for kiosk locations.



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

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**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #87

9/13/2018

Item No.	Payee	Invoice Number	General Fund
1	Lakeland Electric		
	Billing Date 09.04.2018 - 5107 White Egret Ln #W/I	3555224-2018.09	\$ 164.03
	Billing Date 09.04.2018 - 3606 Peregrine Way #W/I	3555225-2018.09	\$ 118.16
TOTAL			\$ 282.19



Chairperson



Retain This Portion For Your Records

Service Location:
5107 WHITE EGRET LN # W/I
LAKELAND FL 33811 US

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	09/04/2018
Account Number :	3555224
Total Amount Due :	\$ 1,424.03
Payment Due Date :	10/02/2018
Payments/Credits since Last Bill :	\$ -187.24
Previous Balance was a Credit :	\$ -4.86

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.50.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 9 @ 4.07.....	\$ 36.63	
Inside the City Utility Tax.....	\$ 15.35	
Current Water Irrigation Charges.....		168.89
Other Services		
Water Excess Impact Fees.....	\$ 1,260.00	
Other Services and Account Charges.....		1,260.00
TOTAL CURRENT CHARGES		\$ 1,428.89

TOTAL AMOUNT SUBJECT TO PENALTY AFTER 10/02/2018 \$ 1,424.03

Deduct: Impact Fees/Water HtH < 1,260.00
Total Due 164.03

001-

www.lakelandelectric.com

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

LX2018090420355100.xml-311-000004130

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.



000156 000004130



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

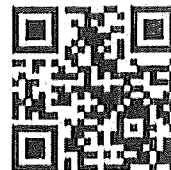
PAYMENT SECTION

Account Number :	3555224
Total Amt Due 10/02/2018	\$ 1,424.03
Amount Enclosed :	_____

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

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

Please see back of stub for kiosk locations.



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

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Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	09/04/2018
Account Number :	3555225
Total Amount Due :	\$ 1,833.16
Payment Due Date :	10/02/2018
Payments/Credits since Last Bill :	\$ -308.32
Previous Balance was a Credit :	\$ -7.00

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.50.....	\$ 32.50	
Water-1000 gal - 18 @ 3.13.....	\$ 56.34	
Inside the City Utility Tax.....	\$ 11.38	
Current Water Irrigation Charges.....		125.16
Other Services		
Water Excess Impact Fees.....	\$ 1,715.00	
Other Services and Account Charges.....		1,715.00
TOTAL CURRENT CHARGES		\$ 1,840.16

TOTAL AMOUNT SUBJECT TO PENALTY AFTER 10/02/2018 \$ 1,833.16

Deduct: Impact Fees/Water Ht

(1,715.00)

TOTAL Due

118.16

www.lakelandelectric.com

Please make checks payable to Lakeland Electric P.O. Box 32006 Lakeland, FL 33802-2006 834-9635

LX2018080420355100.xml-313-000004130

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.



000157 000004130



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



23

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

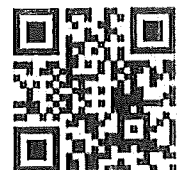
PAYMENT SECTION

Account Number :	3555225
Total Amt Due 10/02/2018	\$ 1,833.16
Amount Enclosed :	_____

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

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

Please see back of stub for kiosk locations.



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**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #88

9/21/2018

Item No.	Payee	Invoice Number	General Fund
1	EGIS Insurance & Risk Advisors FY 2019 Insurance	7920	\$ 13,915.00
TOTAL			\$ 13,915.00



Chairperson



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

INVOICE

Customer	Towne Park Community Development District
Acct #	562
Date	09/20/2018
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 13,915.00
Payment Amount	
Payment for:	Invoice#7920
100118250	

Thank You

Please detach and return with payment



Customer: Towne Park Community Development District

Invoice	Effective	Transaction	Description	Amount
7920	10/01/2018	Renew policy	Policy #100118250 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Renew policy Due Date: 10/20/2018	13,915.00
				Total
				\$ 13,915.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60463

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	cbitner@egisadvisors.com	09/20/2018



Florida
Insurance
Alliance™



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Towne Park Community Development District

Please review the proposed Insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



PREMIUM SUMMARY

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

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118250

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,613
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,946
Public Officials and Employment Practices Liability	\$2,356
TOTAL PREMIUM DUE	\$13,915

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental Insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members' property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118250

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,325,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	2 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Not Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,613

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 In any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per Insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 In any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 In any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 In the annual aggregate In any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 In any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 In any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 In any one occurrence
X	T	Transit	\$1,000,000 In any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 In any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



Florida
Insurance
Alliance™

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2018, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Towne Park Community Development District

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2018

By: _____
Administrator



Florida
Insurance
Alliance™

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$1,325,000 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature: _____ Date: _____

Name: _____

Title: _____



**Florida
Insurance
Alliance™**

Property Schedule

Towne Park Community Development District

Schedule Items Effective As of: 10/01/2018

Policy No.: 100118250

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value		
	Roof Shape	Roof Pitch		Term Date	Contents Value				
				Roof Covering		Covering Replaced	Roof Yr Blt		
1	Clubhouse		2018	10/01/2018	\$875,000		\$875,000		
	3883 White Ibis Rd Lakeland FL 33811		Modified fire resistive	10/01/2019					
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value		
	Roof Shape	Roof Pitch		Term Date	Contents Value				
				Roof Covering		Covering Replaced	Roof Yr Blt		
2	Pool		2018	10/01/2018	\$150,000		\$150,000		
	3883 White Ibis Rd Lakeland FL 33811		Below ground liquid storage tank / pool	10/01/2019					
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value		
	Roof Shape	Roof Pitch		Term Date	Contents Value				
				Roof Covering		Covering Replaced	Roof Yr Blt		
3	Masonry Wall		2018	10/01/2018	\$250,000		\$250,000		
	5119 White Egret Lane Lakeland FL 33811		Non combustible	10/01/2019					
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value		
	Roof Shape	Roof Pitch		Term Date	Contents Value				
				Roof Covering		Covering Replaced	Roof Yr Blt		
4	Playground Equipment		2018	10/01/2018	\$50,000		\$50,000		
	3883 White Ibis Rd #REC Lakeland FL 33811			10/01/2019					
			Total:	Building Value \$1,325,000		Contents Value \$0		Insured Value \$1,325,000	

Sign: _____

Print Name: _____

Date: _____

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #89

9/21/2018

Item No.	Payee	Invoice Number	General Fund
1	Fishkind & Associates, Inc DM Fee and Reimbursables - 2018.09	23412	\$ 2,240.35
TOTAL			\$ 2,240.35



Chairperson

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817



Invoice

Invoice #:	23412
9/17/2018	

RECEIVED SEP 17 2018

Towne Park DM
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

File: TowneParkDM

Towne Park CDD

Services:	Amount
District Management Fee: Sept 2018	2,083.33
Website Fee	75.00
Conference Calls	12.92
Copies	51.45
Postage	7.05
UPS	10.60

**Please include the invoice
number on your remittance
and submit to:**

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

Balance Due

\$2,240.35

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
	10000000	07/12/2018	18636197103	1:03PM - 1:44PM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.87	9.24
	10000000	07/12/2018	14073823256	1:04PM - 1:30PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	
	10000000	07/12/2018	18636604803	1:28PM - 1:44PM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.34	
	10000000	07/12/2018	18136217841	1:29PM - 1:38PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.19	13.92
1977510	10000000	07/18/2018	19043866655	9:55AM - 10:30AM	GLOBALMEET@ AUDIO	TOLL FREE	1	35	0.09/MIN	3.15	0.75	
	10000000	07/18/2018	14079992522	9:57AM - 10:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.09/MIN	2.43	0.58	
	10000000	07/18/2018	19055790886	9:58AM - 10:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	
	10000000	07/18/2018	18633243698	9:59AM - 11:50AM	GLOBALMEET@ AUDIO	TOLL FREE	1	111	0.09/MIN	9.99	0.57	
	10000000	07/18/2018	14073823256	10:01AM - 10:31AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.64	
	10000000	07/18/2018	14073823256	10:31AM - 10:42AM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	
	10000000	07/18/2018	14073823256	10:53AM - 11:28AM	GLOBALMEET@ AUDIO	TOLL FREE	1	35	0.09/MIN	3.15	0.75	30.64
	10000000	07/31/2018	14073823256	7:59PM	MEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00
TOTAL STATE TAX/OTHER										0.00	TOTAL MODERATOR CHARGES	
TOTAL PRE-TAX										180.02	TOTAL MODERATOR CHARGES	
TOTAL PRE-TAX										29.00	TOTAL MODERATOR CHARGES	
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TOTAL PRE-TAX										0.00		

Copy Count

Account: TOWNE PARK

Amount of Copies: 343

Total \$: 51.45

Month: August

Account Summary Report

Data Range: August 1, 2018 to August 31, 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	PhP 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		15	\$7.050
Grand Total			\$7.050

UPS No: 1Z1Y9R280390763194 Pickup Date: 08/10/2018 Service Level: Commercial Ground Weight: 1 lb Zone: 006 Payer: Shipper		Shipper: FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817 AMANDA LANE	Receiver: U.S. BANK, N.A.-CDD EP-MN-01LB 1200 ENERGY PARK DRIVE SAINT PAUL MN 55108 LOCKBOX SERVICES-12-	Freight: 11.95 Fuel Surcharge: 0.88	9.56 0.70
Bill Reference: Silver, Towne, Tradlir				Total: 12.83	10.26
Sub Total: 12.83				Total: 10.26	10.26

272

10.60

UPS No: 1Z1Y9R280391218585		Shipper	Receiver	Freight	11.95	9.56
Pickup Date	07/13/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.88	0.70
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: Black,BCID,North,Silver,Towne		LOCKBOX SERVICES-12-		Total	12.83	10.26
		Black,BCID,North,Silver,Towne		Sub Total	12.83	10.26

2.05

UPS No: 1Z1Y9R280390433040		Shipper	Receiver	Freight	9.56
Pickup Date	07/27/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.70
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	JENNIFER GLASGOW	MN 55108		
Bill Reference: LRSD, Towne Park		LOCKBOX SERVICES-12-		Total	12.83
LRSD, Towne Park		1 count		Sub Total	10.26

5.13

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #90

10/1/2018

Item No.	Payee	Invoice Number	General Fund
1	Hopping Green & Sams Legal Services through 08.31.2018	102855	\$ 2,903.28
2	Floralawn Monthly Lawn Maintenance - 2018.10	82332	\$ 2,734.00
3	Resort Pool Services DBA Maintenance and Install Pool Service 10.01.2018	8755	\$ 1,350.00
8	Bright House Networks Internet service for clubhouse - 2018.10	077420101091818	\$ 74.98
TOTAL			\$ 7,062.26

Chairperson

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 26, 2018

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

Bill Number 102855
Billed through 08/31/2018

General Counsel/Monthly Meeting

TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

08/01/18	JEM	Review title matters regarding conveyance of common areas; analyze open notices of commencement regarding construction of clubhouse.	1.60 hrs
08/01/18	SSW	Research question regarding correction of assessment amount on TRIM notice; confer with Glasglow regarding same.	0.90 hrs
08/01/18	SSW	Prepare resolution authorizing boundary amendment, boundary amendment funding agreement, and landowner consents; prepare correspondence to Adams regarding same and materials relevant to phase 2A assessment area; prepare comments to draft agenda and meeting minutes; confer with Gaarlandt regarding same; prepare agenda materials.	2.10 hrs
08/01/18	AHJ	Prepare consents to boundary amendment and resolution authorizing same.	0.90 hrs
08/02/18	AHJ	Prepare boundary funding agreement and resolution authorizing same; prepare direct collect agreement.	1.40 hrs
08/07/18	AHJ	Record notices of lien and amended and restated disclosure of public financing; prepare updates to district file regarding same; transmit amended and restated disclosure of public financing to Gaskins.	0.80 hrs
08/08/18	SSW	Prepare for board meeting; prepare proposed meeting schedule.	1.20 hrs
08/08/18	AHJ	Prepare updates to development status chart.	0.10 hrs
08/09/18	SSW	Prepare for and attend board meeting; conduct meeting follow-up.	2.10 hrs
08/09/18	AHJ	Prepare updates to development status chart; attend development status conference call.	0.20 hrs
08/15/18	AHJ	Prepare correspondence to Gaarlandt regarding recorded amended and restated disclosure of public financing and notices of lien.	0.40 hrs
08/28/18	AHJ	Prepare notice of commencement.	0.40 hrs

Total fees for this matter

\$2,680.50

DISBURSEMENTS

Travel	7.52
Conference Calls	10.14
Recording Fees	197.00
United Parcel Service	8.12
Total disbursements for this matter	\$222.78

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	4.20 hrs	145 /hr	\$609.00
Merritt, Jason E.	1.60 hrs	330 /hr	\$528.00
Warren, Sarah S.	6.30 hrs	245 /hr	\$1,543.50

TOTAL FEES	\$2,680.50
TOTAL DISBURSEMENTS	\$222.78

TOTAL CHARGES FOR THIS MATTER	\$2,903.28
--------------------------------------	-------------------

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	4.20 hrs	145 /hr	\$609.00
Merritt, Jason E.	1.60 hrs	330 /hr	\$528.00
Warren, Sarah S.	6.30 hrs	245 /hr	\$1,543.50

TOTAL FEES	\$2,680.50
TOTAL DISBURSEMENTS	\$222.78

TOTAL CHARGES FOR THIS BILL	\$2,903.28
------------------------------------	-------------------

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

September 26, 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 August, 2018. Please remit payment as soon as possible.

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

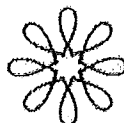
Sincerely,



for Roy Van Wyk

RVW/lk

Enclosures



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
10/1/2018	82332

Bill To
Towne Park CDD 12051 Corporate Blvd Orlando, FL 32817

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn maintenance 3020 S Florida Ave - Lakeland, FL 33803	2,260.00	2,260.00
1	Interior pest control	75.00	75.00
1	Lawn fertilization program for St. Augustine Sod	135.00	135.00
1	Shrub fertilization program	34.00	34.00
1	Monthly irrigation system checks	120.00	120.00
1	Mailbox area ant treatments	110.00	110.00
	Billing For October 2018		
	FY 2019		

Thank you for your business.

Total \$2,734.00

Balance Due \$2,734.00

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

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



Invoice 8755

BILL TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	SHIP TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA
---	---

DATE
10/01/2018

PLEASE PAY
\$1,350.00

DUE DATE
10/16/2018

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and install Pool Service	1	950.00	950.00
Maintenance and install JANITORIAL	1	400.00	400.00

TOTAL DUE

\$1,350.00

THANK YOU.

FY 2019

Spectrum BUSINESS

BRIGHT HOUSE NETWORKS BUSINESS SOLUTIONS
IS NOW SPECTRUM BUSINESS

September 18, 2018

Invoice Number: 077420101091818
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
Or, call us at 1-877-824-6249

Privacy Notices, Spectrum's current Business Privacy Policy is
enclosed in this month's statement.

Summary Services from 09/24/18 through 10/23/18 details on following pages

Previous Balance	74.98
Payments Received	0.00
Past Due Balance - Due Now	\$74.98
Spectrum Business™ Internet	74.98
Current Charges Due by 10/09/18	\$74.98
Total Due	\$149.96

✓ Pd. 9/13/18 ck. 1278

Please
Change
mailing
address

FM2019

Your account is past due.

The past due amount is due now. Please pay the total past due amount to avoid further collection activity and interruption of service. If service is disconnected, you will need to pay your full past due amount, first month of service and a reconnection fee to resume service.

Spectrum BUSINESS

4145 S. Falkenburg Rd Riverview, FL 33576-8652
7035 1610 NO RP 10 09162018 NNYJNY 01 001363 0005

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

September 18, 2018

TOWNE PARK II CDD

Invoice Number: 077420101091818
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

Total Due	\$149.96
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



0001100100507742010163014996

September 18, 2018

Invoice Number:
Account Number:
Security Code:

TOWNE PARK II CDD
077420101091818
0050774201-01
5038

**Contact Us**

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

7635 1610 NO RP 18 09182018 NNYNNY 01 001383 0005

Charge Details

Previous Balance	74.98
Past Due Balance - Due Now	\$74.98

Payments received after 09/18/18 will appear on your next bill.

Services from 09/24/18 through 10/23/18

Spectrum Business™ Internet	
Spectrum Business Internet	99.99
Static IP 1	14.99
Promo Discount	-40.00
	\$74.98

Spectrum Business™ Internet Total	\$74.98
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Current Charges Due by 10/09/18	\$74.98
Total Due	\$149.96

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to brighthouse.com/business. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at brighthouse.com/business.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



Elizabeth Q Malhotra

From: Sonali Patil
Sent: Tuesday, September 25, 2018 11:41 AM
To: Elizabeth Q Malhotra
Cc: Jane Gaarlandt
Subject: RE: Action Required

The mailing address has been changed to ours.

Sonali

Sonali Patil,
Assistant District Manager
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817
O.407.382.3256 F.407.382.3254

Follow Fishkind on:



FISHKIND
& ASSOCIATES

www.fishkind.com

From: Elizabeth Q Malhotra
Sent: Tuesday, September 25, 2018 9:37 AM
To: Sonali Patil <sonalip@fishkind.com>
Cc: Jane Gaarlandt <janeg@fishkind.com>
Subject: FW: Action Required

Hi Sonali,

Is this something you could help me with? Attached is the invoice.

Please let me know.

Thanks!

Lisa Malhotra
District Accountant
Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817
Tel: 407-382-3256
Fax: 407-382-3254
E-mail: Elizabethm@fishkind.com
FISHKIND
& ASSOCIATES
www.fishkind.com
Orlando – Port St. Lucie



**Towne Park
Community Development District**

Monthly Financials

Towne Park CDD
Statement of Financial Position
As of 9/30/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$14,893.12				\$14,893.12
Prepaid Expenses	21,502.50				21,502.50
Deposits	4,350.00				4,350.00
Debt Service Reserve Bond		\$208,887.50			208,887.50
Debt Service Reserve 2B Bond		183,520.01			183,520.01
Debt Service Reserve 3A Bond		567,440.00			567,440.00
Revenue Bond		12,681.96			12,681.96
Revenue 2B Bond		545.62			545.62
Revenue 3A Bond		1,687.06			1,687.06
Prepayment Bond		440,762.81			440,762.81
Capitalized Interest 2B Bond		154,699.72			154,699.72
Capitalized Interest 3A Bond		481,383.40			481,383.40
Acquisition/Construction Bond			\$3,427.23		3,427.23
Acquisition/Construction 2B Bond			2,150,553.11		2,150,553.11
Acquisition/Construction 3A Bond			8,425,445.55		8,425,445.55
Cost of Issuance 2B Bond			6,422.95		6,422.95
Cost of Issuance 3A Bond			6,427.97		6,427.97
Total Current Assets	<u>\$40,745.62</u>	<u>\$2,051,608.08</u>	<u>\$10,592,276.81</u>	<u>\$0.00</u>	<u>\$12,684,630.51</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,051,608.08	\$2,051,608.08
Amount To Be Provided				14,213,391.92	14,213,391.92
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,265,000.00</u>	<u>\$16,265,000.00</u>
Total Assets	<u><u>\$40,745.62</u></u>	<u><u>\$2,051,608.08</u></u>	<u><u>\$10,592,276.81</u></u>	<u><u>\$16,265,000.00</u></u>	<u><u>\$28,949,630.51</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$2,903.28				\$2,903.28
Accounts Payable			\$9,569.25		9,569.25
Retainage Payable 2B Bond			31,377.11		31,377.11
Retainage Payable 3A Bond			57,497.91		57,497.91
Total Current Liabilities	<u>\$2,903.28</u>	<u>\$0.00</u>	<u>\$98,444.27</u>	<u>\$0.00</u>	<u>\$101,347.55</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$16,265,000.00	\$16,265,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,265,000.00</u>	<u>\$16,265,000.00</u>
Total Liabilities	<u><u>\$2,903.28</u></u>	<u><u>\$0.00</u></u>	<u><u>\$98,444.27</u></u>	<u><u>\$16,265,000.00</u></u>	<u><u>\$16,366,347.55</u></u>
<u>Net Assets</u>					
Current Year Net Assets, Unrestricted	338.00				0.00
Net Assets - General Government	\$4,088.57				338.00
Current Year Net Assets - General Government	33,415.77				\$4,088.57
Net Assets, Unrestricted		\$257,385.71			33,415.77
Current Year Net Assets, Unrestricted		1,794,222.37			257,385.71
Net Assets, Unrestricted			\$3,419.68		1,794,222.37
Current Year Net Assets, Unrestricted			10,490,412.86		3,419.68
Total Net Assets	<u><u>\$37,842.34</u></u>	<u><u>\$2,051,608.08</u></u>	<u><u>\$10,493,832.54</u></u>	<u><u>\$0.00</u></u>	<u><u>\$12,583,282.96</u></u>
Total Liabilities and Net Assets	<u><u>\$40,745.62</u></u>	<u><u>\$2,051,608.08</u></u>	<u><u>\$10,592,276.81</u></u>	<u><u>\$16,265,000.00</u></u>	<u><u>\$28,949,630.51</u></u>

Towne Park CDD
Statement of Activities
As of 9/30/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
Off-Roll Assessments	\$164,418.20				\$164,418.20
Inter-Fund Transfers In	338.00				338.00
Off-Roll Assessments		\$1,099,855.33			1,099,855.33
Debt Proceeds		1,385,157.59			1,385,157.59
Developer Contributions			\$24,623.37		24,623.37
Inter-Fund Transfers In			(338.00)		(338.00)
Debt Proceeds			12,160,897.41		12,160,897.41
Total Revenues	<u>\$164,756.20</u>	<u>\$2,485,012.92</u>	<u>\$12,185,182.78</u>	<u>\$0.00</u>	<u>\$14,834,951.90</u>
Expenses					
Supervisor Fees	\$5,800.00				\$5,800.00
D&O Insurance	2,356.00				2,356.00
Trustee Services	3,917.91				3,917.91
Management	24,999.96				24,999.96
Engineering	850.00				850.00
Dissemination Agent	4,000.00				4,000.00
Property Appraiser	925.76				925.76
District Counsel	25,114.31				25,114.31
Audit	6,500.00				6,500.00
Travel and Per Diem	43.37				43.37
Telephone	85.05				85.05
Postage & Shipping	248.36				248.36
Copies	916.50				916.50
Legal Advertising	2,698.90				2,698.90
Miscellaneous	205.08				205.08
Web Site Maintenance	900.00				900.00
Dues, Licenses, and Fees	175.00				175.00
Clubhouse Electric	1,183.27				1,183.27
Water	12,446.54				12,446.54
Clubhouse Water	220.28				220.28
Amenity - Pool Maintenance	5,900.00				5,900.00
Amenity - Internet	2,460.32				2,460.32
General Insurance	4,995.00				4,995.00
Landscaping Maintenance & Material	23,550.19				23,550.19
Facility Repair & Maintenance	515.00				515.00
Principal Payments Bond		\$530,000.00			530,000.00
Interest Payments Bond		165,834.38			165,834.38
Trustee Services			\$8,746.15		8,746.15
Engineering			143,182.15		143,182.15
District Counsel			78,363.96		78,363.96
Trustee Counsel			6,000.00		6,000.00
Bond Counsel			80,554.00		80,554.00
Financial Advisor			25,000.00		25,000.00
Copies			1,250.00		1,250.00
Miscellaneous			50,000.00		50,000.00
Contingency			1,335,785.21		1,335,785.21
Total Expenses	<u>\$131,006.80</u>	<u>\$695,834.38</u>	<u>\$1,728,881.47</u>	<u>\$0.00</u>	<u>\$2,555,722.65</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$4.37				\$4.37
Interest Income		\$5,043.83			5,043.83
Interest Income			\$34,111.55		34,111.55
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4.37</u>	<u>\$5,043.83</u>	<u>\$34,111.55</u>	<u>\$0.00</u>	<u>\$39,159.75</u>
Change In Net Assets	\$33,753.77	\$1,794,222.37	\$10,490,412.86	\$0.00	\$12,318,389.00
Net Assets At Beginning Of Year	<u>\$4,088.57</u>	<u>\$257,385.71</u>	<u>\$3,419.68</u>	<u>\$0.00</u>	<u>\$264,893.96</u>
Net Assets At End Of Year	<u>\$37,842.34</u>	<u>\$2,051,608.08</u>	<u>\$10,493,832.54</u>	<u>\$0.00</u>	<u>\$12,583,282.96</u>

Towne Park CDD
Budget to Actual
For the Month Ending 09/30/2018

	Year To Date			
	Actual	Budget	Variance	FY 2018 Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$164,418.20	\$0.00	\$164,418.20	\$0.00
Developer Contributions	0.00	165,000.00	(165,000.00)	165,000.00
Net Revenues	\$164,418.20	\$165,000.00	\$(581.80)	\$165,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$5,800.00	\$4,000.00	\$1,800.00	\$4,000.00
D&O Insurance	2,356.00	2,500.00	(144.00)	2,500.00
Trustee Services	3,917.91	4,000.00	(82.09)	4,000.00
Management	24,999.96	25,000.00	(0.04)	25,000.00
Engineering	850.00	10,000.00	(9,150.00)	10,000.00
Dissemination Agent	4,000.00	0.00	4,000.00	0.00
Property Appraiser	925.76	0.00	925.76	0.00
District Counsel	25,114.31	25,000.00	114.31	25,000.00
Audit	6,500.00	5,000.00	1,500.00	5,000.00
Travel and Per Diem	43.37	500.00	(456.63)	500.00
Telephone	85.05	200.00	(114.95)	200.00
Postage & Shipping	248.36	150.00	98.36	150.00
Copies	916.50	1,500.00	(583.50)	1,500.00
Legal Advertising	2,698.90	5,000.00	(2,301.10)	5,000.00
Bank Fees	0.00	250.00	(250.00)	250.00
Miscellaneous	205.08	8,250.00	(8,044.92)	8,250.00
Web Site Maintenance	900.00	900.00	0.00	900.00
Dues, Licenses, and Fees	175.00	250.00	(75.00)	250.00
Clubhouse Electric	1,183.27	0.00	1,183.27	0.00
Water	12,446.54	0.00	12,446.54	0.00
Clubhouse Water	220.28	0.00	220.28	0.00
Aquatic Contract	0.00	10,000.00	(10,000.00)	10,000.00
General Insurance	4,995.00	2,500.00	2,495.00	2,500.00
Property & Casualty	0.00	5,000.00	(5,000.00)	5,000.00
Clubhouse & Pool Maintenance	5,900.00	10,000.00	(4,100.00)	10,000.00
Amenity - Internet	2,460.32	0.00	2,460.32	0.00
Landscaping Maintenance & Material	23,550.19	40,000.00	(16,449.81)	40,000.00
Facility Repair & Maintenance	515.00	0.00	515.00	0.00
Streetlights	0.00	5,000.00	(5,000.00)	5,000.00
Total General & Administrative Expenses	\$131,006.80	\$165,000.00	\$(33,993.20)	\$ 165,000.00
Total Expenses	\$131,006.80	\$165,000.00	\$(33,993.20)	\$ 165,000.00
Income (Loss) from Operations	\$33,411.40	\$0.00	\$33,411.40	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$4.37	\$0.00	\$4.37	\$0.00
Total Other Income (Expense)	\$4.37	\$0.00	\$4.37	\$0.00
Net Income (Loss)	\$33,415.77	\$0.00	\$33,415.77	\$0.00



**Towne Park
Community Development District**

District Manager



ACCESSIBILITY

We wish to inform all our web visitors that we have taken several steps to update this website, to the best of our abilities, as per standards laid down by American Disabilities Act (ADA) with regards to Accessibility of State and Local Government Websites to People with Disabilities specifically the Website Accessibility Under Title II of the ADA.

This website has been renovated to ensure accessibility by any disabled individual. If you have questions regarding WCAG 2.0, Level AA standards and ADA Compliance, please contact District Manager listed here (LINK) OR If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of material on this website interferes with your ability to access information. To enable us to respond in the manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

BROWSER ACCESSIBILITY INFORMATION

Many popular browsers contain built-in accessibility tools.

- [Internet Explorer Accessibility Information](#)
- [Firefox Accessibility Information](#)
- [Chrome Accessibility Information](#)
- [Safari Accessibility Information](#)

ADDITIONAL PLUG-INS

Adobe Reader is required to view and print PDF documents that appear on this website.

- To download this program for free, visit the [Adobe website](#).
- To read PDF documents with a screen reader, please visit the [Adobe Reader Accessibility](#) website which provides useful tools and resources.

POPULAR ASSISTIVE TECHNOLOGY SOFTWARE OPTIONS

- Latest Version of JAWS for Windows
- Latest Version of NVDA for Windows
- Latest Version of VoiceOver for Mac OS X
- Keyboard-Only Navigation

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