

Towne Park Community Development District

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

www.towneparkcdd.com

The following is the proposed agenda for the Landowners Meeting and Board of Supervisors' Meeting for the Towne Park Community Development District, scheduled to be held **Thursday, November 8, 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**

LANDOWNERS' MEETING AGENDA

- Call to Order
- Appointment of Chairperson for the Purpose of Conducting the Landowners' Meeting
- Determination of Number of Voting Units Represented or Assigned by Proxy
- Acceptance of Nominations for the Board of Supervisors
- Casting of Ballots
- Ballot Tabulations and Announcement of Election Results
- Adjournment

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]*
- **Administration of the Oath of Office to Newly Elected Board Members**
- 1. **Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election**
- 2. **Consideration of Resolution 2019-02, Appointing District Officers**
- 3. **Consideration of Minutes of the October 11, 2018 Board of Supervisors Meetings**

Business Matters

- 4. **Ratification of Floralawn Proposal for Plant Replacement**
- 5. **Ratification of Proposal for Pond 1 Hydrilla Treatment**
- 6. **Consideration of Payment Authorization No. 91 - 92**
- 7. **Consideration of Monthly Financials**

Other Business

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

**Wynnmere West
Community Development District**

Landowners's Meeting

**Towne Park
Community Development District**

Resolution 2019-01

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 8, 2018, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 2	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER, 2018.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**Towne Park
Community Development District**

Resolution 2019-02

RESOLUTION 2019-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWNE
PARK COMMUNITY DEVELOPMENT DISTRICT APPOINTING
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER, 2018.

TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY



**Towne Park
Community Development District**

Minutes

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, October 11, 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 (by 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. Walsh, with all in favor, the Board approved the Minutes of the July 12, 2018 Board of Supervisors' Meeting.

FORTH ORDER OF BUSINESS**Consideration of the Uniform
Collection Agreement between
Polk County Tax Collector and the
District**

Ms. Gaarlandt explained the Uniform Collection Agreement to the Board.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Uniform Collection Agreement between Polk County Tax Collector and the District.

FIFTH ORDER OF BUSINESS**Consideration of Conveyance of
Phase 2A Common Areas to the
District**

Ms. Gaarlandt explained that the documents are in form behind Tab 3 in the agenda package. She noted that there were some items that Ms. Warren wanted to review with their Real Estate Attorney and had asked Ms. Gaarlandt to request a motion to approve the conveyance documents pending District Counsel's final review and approval.

ON MOTION by Mr. Adams, seconded by Mr. Shenefield, with all in favor, the Board approved Conveyance of Phase 2A Common Areas to the District, subject to District Counsel's final review and approval.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for
Pond maintenance**

The Board reviewed the proposals. Mr. Adams asked the Board and staff to review the scope in detail. Mr. Walsh stated that the District does not know if the scopes are similar or identical.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board authorized District staff to work with the proposed Vendors as well as ratification of the Supervisors to choose, select and execute a Pond Maintenance Contract.

SEVENTH ORDER OF BUSINESS

**Consideration of ChoiceNetworks
Proposal for NVP and Camera
Installation**

The Board reviewed the ChoiceNetworks proposal.

ON MOTION by Mr. Adams, seconded by Mr. Shenefield, with all in favor, the Board approved the ChoiceNetworks Proposal for NVP and Camera Installation.

EIGHTH ORDER OF BUSINESS

**Consideration of Payment
Authorization Nos. 83 - 90**

Ms. Gaarlandt requested Board approval of Payment Authorization Nos. 83 – 90.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Payment Authorization Nos. 83 – 90.

NINTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. Ms. Gaarlandt explained that these financials are through the end of September which is the end of the fiscal year but it will still be a couple of months before they have the final close out statement. There was no action required by the Board.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Not Present

District Engineer – Not Present

District Manager – Ms. Gaarlandt updated the Board of the ADA Website compliance. She stated that there will be a \$500.00 cost for each District for the additional conversion of the documents.

Ms. Gaarlandt asked if there are any additional Amenities on site that the District should start getting involved with. She also noted that Mr. Adams had mentioned that the District might enter into a contract with the management Company. Mr. Adams said that they can but he would have to abstain from any conversation or vote on that because he has a financial interest in that. He stated that right now he is prepared to provide those services through the end of the year on a pro bono basis until the District gets 100% stabilized. He stated that the Amenities has been opened for a few months and the District is working out issues with the cameras.

Mr. Adams asked about Mr. Glasgow's role. Ms. Gaarlandt stated that he is a Field Associate. Mr. Adams said that the parties can work out some thing where Mr. Glasgow is in the role and HCM is backup and they are out there as part of the HOA. Ms. Gaarlandt stated that Mr. Glasgow is on site on a regular basis and asked Mr. Adams to let the District manager know if there is anything specific he wants them to do.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Adams asked for a motion to authorize staff to work with the Board of Supervisors to review a one-time treatment of the hydrilla on the large pond and perhaps working out a cost-sharing arrangement with the Phase 1 HOA, who also utilizes that pond for the stormwater. He stated that it would be outside of the regular ongoing pond maintenance. Mr. Walsh asked if the District needed a motion for that. Mr. Adams stated that it could cost between \$14,000.00 - \$15,000.00 to treat it. Ms. Gaarlandt stated that they would need the Boards approval and noted that the Board could authorize the Chair to work with staff to finalize the pond clean up.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved a not-to-exceed amount of \$20,000.00 for Pond Cleanup.

Ms. Gaarlandt asked if there were still some outstanding proposals for the onetime cleanup. Mr. Adams responded that there were some proposals a while back addressed to the Developer that needed to be readdressed to the District and the Phase 1A HOA. He stated that he thinks that the District should address it. The Board discussed the cause of the hydrilla issue and the possibility of the migration of the hydrillas to various ponds. The Board discussed putting in carp in order to get rid of the vegetation. Mr. Adams stated that he would like some input from the Phase 1 HOA because they have 20 houses that front that pond and the District will be having homeowners now. He stated that the pond that needs the most work was put in in 2006 but was part of the Phase 2 lands and Phase 1 permit with an easement but the individuals that owned Phase 2 did not maintain it. He stated that he got it regraded last year but it needs regular maintenance along with the other ponds.

There were no audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Board Adjourned the October 11, 2018 Board of Supervisor's Meeting for the Towne Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

1. The first part of the document is a list of the names of the members of the committee who have been appointed to the various sub-committees. The names are listed in alphabetical order of the last name.

**Towne Park
Community Development District**

**Floralawn Proposal for
Plant Replacement**



734 South Combee Road
Lakeland, Florida 33804

(863) 668-0494 Phone
(863) 668-0495 Fax

www.floralawn.com

October 17, 2018

PROPOSAL SUBMITTED TO:

Towne Park 2 CDD

Att: Bethany Ferguson

Email: b.ferguson@hcmanagement.org

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

- Rip out dead plants in both entryways East & West
- Furnish & install 40 1gl Liriope (aztec) on each side. Total 80.
- Furnish & install 3 30gl Southern Magnolia (Along white vinyl fence)
- Irrigation adjustments
- 5 yrds of Pine bark
- All debris will be cleaned & hauled away

- **SPECIAL INSTRUCTIONS/REMARKS** *Floralawn, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.*

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Two Thousand Ninety Five Dollars & 00/100 (\$2,095.00)** with payments to be made as follows: Upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature *Damon Smith*

The above prices, specifications and conditions are hereby accepted. Floralawn, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date 10/25/18

Signature *[Signature]*

**Towne Park
Community Development District**

**Aquatic Weed Management Proposal for
Pond 1 Hydrilla Treatment**

Aquatic Weed Management, Inc.
P.O. Box 1259
Haines City, FL 33845
863-438-0087

Estimate

Date 10/25/2018
Estimate # 649

Name / Address

Town Park II CDD
3020 S Florida Ave, Ste 305
Lakeland, FL 33803

P.O. #
Terms

Due Date 10/25/2018
Other

Description	Qty	Rate	Total
Town Park Phase II Pond 1 Hydrilla treatment. The scope of work is to treat Hydrilla in Pond 1 which is approximately 25 acres. Client should expect the treatment to last at least 6-9 months depending on when application is made. Client should expect that it could be necessary to repeat this treatment annually.		10,525.00	10,525.00
Thank you for your business!			\$10,525.00
Subtotal			
Sales Tax (0.0%)			\$0.00
Total			\$10,525.00

waterweed1@aol.com

863-438-0087
863-438-0087



**Towne Park
Community Development District**

Payment Authorization No. 91 – 92

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #91

10/11/2018

Item No.	Payee	Invoice Number	General Fund
1	Lakeland Electric		
	Billing Date 10.03.2018 - 5107 White Egret Ln #W/I	3555224-2018.10	\$ 101.99
	Billing Date 10.03.2018 - 3606 Peregrine Way #W/I	3555225-2018.10	\$ 134.27
	Billing Date 10.04.2018 - 3883 White Ibis Rd. #Rec	3568145-2018.10	\$ 939.76
2	Floralawn		
	Irrigation Repair Service 09.13.2018	82396	\$ 140.00
3	The Ledger/News Chief		
	Legal Ad - 09.28.2018	L060G01MJR	\$ 337.17
TOTAL			\$ 1,653.19



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 :	10/03/2018
Account Number :	3555224
Total Amount Due :	\$ 2,617.72
Payment Due Date :	10/31/2018
Payments/Credits since Last Bill :	\$ -168.30
Previous Balance Remaining :	\$ 1,255.73
DUE BY 10/16/2018 TO AVOID DISCONNECT	

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 13 @ 2.61.....	\$ 33.93	
Water-1000 gal - 10 @ 3.26.....	\$ 32.60	
Inside the City Utility Tax.....	\$ 9.27	
Current Water Irrigation Charges.....		101.99
Other Services		
Water Excess Impact Fees.....	\$ 1,260.00	
Other Services and Account Charges.....		1,260.00
TOTAL CURRENT CHARGES		\$ 1,361.99
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 10/31/2018		\$ 2,617.72

www.lakelandelectric.com

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

LX2018100310400400.xml-247-000003941

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.



000124 000003941



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



PAYMENT SECTION

Account Number :	3555224
Disconnect Amt Due 10/16/2018	\$ 1,255.73
Total Amt Due 10/31/2018	\$ 2,617.72
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.

0 000000000261772 000000035552249 0 000000000261772 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 :	10/03/2018
Account Number :	3555225
Total Amount Due :	\$ 3,558.12
Payment Due Date :	10/31/2018
Payments/Credits since Last Bill :	\$ -124.31
Previous Balance Remaining :	\$ 1,708.85
DUE BY 10/16/2018 TO AVOID DISCONNECT	

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 13 @ 2.61.....	\$ 33.93	
Water-1000 gal - 19 @ 3.26.....	\$ 61.94	
Inside the City Utility Tax.....	\$ 12.21	
Current Water Irrigation Charges.....		134.27
Other Services		
Water Excess Impact Fees.....	\$ 1,715.00	
Other Services and Account Charges.....		1,715.00
TOTAL CURRENT CHARGES		\$ 1,849.27
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 10/31/2018		\$ 3,558.12

www.lakelandelectric.com

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

LX2018100319400400.xml-249-000003941

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.



000125 000003941



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



PAYMENT SECTION

Account Number :	3555225
Disconnect Amt Due 10/16/2018	\$ 1,708.85
Total Amt Due 10/31/2018	\$ 3,558.12
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.

0 000000000355812 000000035552256 0 000000000355812 000000035552256

Elizabeth Q Malhotra

From: Shamilyn Walsh <s.walsh@highlandhomes.org>
Sent: Thursday, October 11, 2018 2:02 PM
To: Elizabeth Q Malhotra
Subject: RE: Lakeland Impact Fees

I will call them again. Only pay the electric due. He said they wouldn't disconnect for impact fees.

Shamilyn Walsh

Highland Homes
Land Development
3020 S. Florida Ave, Suite 101
Lakeland, FL 33803
863.619.7103 Ext 227



From: Elizabeth Q Malhotra <elizabethm@fishkind.com>
Sent: Thursday, October 11, 2018 11:12 AM
To: Shamilyn Walsh <s.walsh@highlandhomes.org>
Cc: Joel Adams <j.adams@highlandhomes.org>; Milton Andrade <m.andrade@highlandhomes.org>
Subject: RE: Lakeland Impact Fees
Importance: High

Shamilyn,

Attached are the utility bills from Lakeland Electric. One has an amount due of \$1255.73 and the other \$1708.85, both are due by 10/16/2018 to avoid disconnection. Should I go ahead and pay those amount? Please let me know ASAP.

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

www.fishkind.com
Orlando – Port St. Lucie

From: Elizabeth Q Malhotra
Sent: Thursday, October 11, 2018 10:50 AM



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 :	10/04/2018
Account Number :	3568145
Total Amount Due :	\$ 939.76
Payment Due Date :	11/01/2018
Payments/Credits since Last Bill :	\$ -684.15
Previous Balance was a Credit :	\$ -6.35

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Electric Service		
General Service Customer Charge.....	\$ 13.00	
Electric 7059 KWH @ 0.05015.....	\$ 354.01	
Environmental Charge 7059 KWH @ 0.0021099.....	\$ 14.89	
Fuel Charge 7059 KWH @ 0.03875.....	\$ 273.54	
Florida Gross Receipts Tax.....	\$ 16.81	
Florida Regulatory Commission Surcharge.....	\$ 0.10	
Florida Sales Tax.....	\$ 46.73	
Polk County Sales Surtax.....	\$ 6.72	
Inside the City Utility Tax.....	\$ 41.09	
Current Electric Service Charges.....		766.89
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 8 @ 2.44.....	\$ 19.52	
Inside the City Utility Tax.....	\$ 4.57	
Current Water Service Charges.....		50.28
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 83.37	
Stormwater Service.....	\$ 28.52	
Other Services and Account Charges.....		128.94

Continued on next page...

www.lakelandelectric.com

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

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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.



000045 000000392



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 :	3568145
Total Amt Due 11/01/2018	\$ 939.76
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 000000000093976 000000035681451 0 000000000093976 000000035681451



Balance Due	\$140.00
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THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

		INVOICE NUMBER
		L060G0IMJR
		BILLED ACCOUNT NUMBER
		734340
BILLED ACCOUNT NAME AND ADDRESS		REMITTANCE ADDRESS
JANE GAARLANDT TOWNE PARK CDD 12051 CORPORATE BLVD ORLANDO, FL 32817		LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
9/28/2018	L060G0IMJR	MEETING SCHEDULE	1 X 70		\$ 337.17
BILLED ACCOUNT NUMBER: 734340				TOTAL AMOUNT DUE	
				\$337.17	

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #92

10/17/2018

Item No.	Payee	Invoice Number	General Fund
1	Lakeland Electric		
	Impact Fee Assessment - 3606 Peregrine Way #W/I	3555225 - Impact Fee	\$ 3,430.00
	Impact Fee Assessment - 5107 White Egret Ln #W/I	3555224 - Impact Fee	\$ 2,520.00
TOTAL			\$ 5,950.00



Chairperson

Elizabeth Q Malhotra

From: Shamilyn Walsh <s.walsh@highlandhomes.org>
Sent: Wednesday, October 17, 2018 9:28 AM
To: Elizabeth Q Malhotra
Cc: Joel Adams; Milton Andrade
Subject: RE: Past Due Notices from Lakeland Electric

Lisa,

I have worked out the following agreement with COLE. They recognize that our usage has come down dramatically, however it is still above the amount covered by the initial impact fee paid. Our current usage is running around 32K-33K at Peregrine and 28K-29K at White Egret. COLE has agreed to reduce the original impact fee assessment by 66% as long as our usage remains in the above mentioned range for the next 6 months. If at the end of 6 months our usage has increased, we may owe an additional fee. However, you will not see any additional charges for the next 6 months. I have agreed to make the following payments now.

Acct# 3555225 (3606 Peregrine Wy #W/I) - **\$3,430.00** (Originally billed \$10,290)

Acct# 3555224 (5107 White Egret Ln #W/I) - **\$2,520.00** (Originally billed \$7,560)

Please process a Payment Authorization at your earliest convenience. Keenan has cancelled the disconnect notices.

Regards,

Shamilyn Walsh

Highland Homes
Land Development
3020 S. Florida Ave, Suite 101
Lakeland, FL 33803
863.619.7103 Ext 227



From: Elizabeth Q Malhotra <elizabethm@flshkind.com>
Sent: Tuesday, October 16, 2018 8:03 AM
To: Shamilyn Walsh <s.walsh@highlandhomes.org>
Cc: Joel Adams <j.adams@highlandhomes.org>; Milton Andrade <m.andrade@highlandhomes.org>
Subject: Past Due Notices from Lakeland Electric

Hi Shamilyn,

Please find the attached reminders from Lakeland Electric. I am concerned that they will disconnect the service.

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
www.fishkind.com
Orlando – Port St. Lucie

From: Shamilyn Walsh <s.walsh@highlandhomes.org>
Sent: Thursday, October 11, 2018 2:02 PM
To: Elizabeth Q Malhotra <elizabethm@fishkind.com>
Subject: RE: Lakeland Impact Fees

I will call them again. Only pay the electric due. He said they wouldn't disconnect for impact fees.

Shamilyn Walsh
Highland Homes
Land Development
3020 S. Florida Ave, Suite 101
Lakeland, FL 33803
863.619.7103 Ext 227



From: Elizabeth Q Malhotra <elizabethm@fishkind.com>
Sent: Thursday, October 11, 2018 11:12 AM
To: Shamilyn Walsh <s.walsh@highlandhomes.org>
Cc: Joel Adams <j.adams@highlandhomes.org>; Milton Andrade <m.andrade@highlandhomes.org>
Subject: RE: Lakeland Impact Fees
Importance: High

Shamilyn,

Attached are the utility bills from Lakeland Electric. One has an amount due of \$1255.73 and the other \$1708.85, both are due by 10/16/2018 to avoid disconnection. Should I go ahead and pay those amount? Please let me know ASAP.

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

www.fishkind.com
Orlando – Port St. Lucie

From: Elizabeth Q Malhotra
Sent: Thursday, October 11, 2018 10:50 AM
To: Shamilyn Walsh <s.walsh@highlandhomes.org>
Subject: RE: Lakeland Impact Fees

Hi Shamilyn,

Where are you on the impact fees? It's still showing up on the utility bill. Should I deduct it?

Please advise.

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
www.fishkind.com
Orlando – Port St. Lucie

From: Shamilyn Walsh <s.walsh@highlandhomes.org>
Sent: Monday, September 17, 2018 10:43 AM
To: Elizabeth Q Malhotra <elizabethm@fishkind.com>
Subject: RE: Lakeland Impact Fees

Sorry, I thought I sent these on Friday.

Shamilyn Walsh
Highland Homes
Land Development
3020 S. Florida Ave, Suite 101
Lakeland, FL 33803
863.619.7103 Ext 227



From: Elizabeth Q Malhotra <elizabethm@fishkind.com>
Sent: Monday, September 17, 2018 8:49 AM

To: Shamilyn Walsh <s.walsh@highlandhomes.org>
Subject: RE: Lakeland Impact Fees

Hi Shamilyn,

Just checking to see if you were able to get the approval from Joel on PA86 and 87.

Please let me know.

Thanks!

Lisa Malhotra
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Orlando, FL 32817
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From: Elizabeth Q Malhotra
Sent: Thursday, September 13, 2018 10:45 AM
To: 'Shamilyn Walsh' <s.walsh@highlandhomes.org>
Subject: RE: Lakeland Impact Fees

Shamilyn,

Revised PA86 and PA87 are attached.

Thank you for your help. It's greatly appreciated.

Regards,

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

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Orlando – Port St. Lucie

From: Elizabeth Q Malhotra
Sent: Thursday, September 13, 2018 10:02 AM
To: 'Shamilyn Walsh' <s.walsh@highlandhomes.org>
Subject: Lakeland Impact Fees

Shamilyn,

Attached is the email I sent to Joel with notices from Lakeland Electric. When I received those letters, I have contacted Lakeland and requested to have them continue the survey per Joel's instruction. The other attachment here is an email thread just so you have some history. So I am assuming that the charges on PA86 are valid and hopefully we'll not hear anything back from Lakeland.

Thanks!

Lisa Malhotra
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Fishkind & Associates, Inc.
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Orlando, FL 32817
Tel: 407-382-3256
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E-mail: Elizabethm@fishkind.com

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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>					
					0.00
Current Year Net Assets, Unrestricted	338.00				338.00
Net Assets - General Government	\$4,088.57				\$4,088.57
Current Year Net Assets - General Government	33,415.77				33,415.77
Net Assets, Unrestricted		\$257,385.71			257,385.71
Current Year Net Assets, Unrestricted		1,794,222.37			1,794,222.37
Net Assets, Unrestricted			\$3,419.68		3,419.68
Current Year Net Assets, Unrestricted			10,490,412.86		10,490,412.86
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
<u>Revenues</u>					
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>
<u>Expenses</u>					
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>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
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><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>

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