

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, April 12, 2018 at 11:00 p.m. at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803**. As always, the personal attendance of three Board Members will be required to constitute a quorum.

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

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

Participant Code: **454943**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the March 8 and March 21, 2018 Board of Supervisors Meetings**

Business Matters

- 2. **Public Hearing on the Imposition of Special Assessments, Phase 3**
 - Public Comments and Testimony
 - Board Comments
 - **Consideration of Resolution 2018-08 Levying Special Assessments**
- 3. **Public Hearing on the Adoption of Amenity Facility Policies**
 - Public Comments and Testimony
 - Board Comments
 - **Consideration of Resolution 2018-09, Adopting the Amenity Facility Policies** *(policies provided under separate cover)*
- 4. **Consideration of Proposal for Trustee Services, Series 2018 Bonds (Assessment Area 2B Project and Assessment Area 3A Project)**
- 5. **Consideration of Payment Authorization Nos 72 – 73**
- 6. **Consideration of Monthly Financials**

Other Business

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

**Towne Park
Community Development District**

Minutes

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, March 8, 2018 at 11:07 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	
Jeff Shenefield	Board Member	
Brian Walsh	Board Member	
Scott Shapiro	Board Member	(via phone)

Also Present:

Roy Van Wyk	Hopping Green & Sams, P.A.	
Jane Gaarlandt	Fishkind & Associates, Inc.	
Lee Saunders	Pipkin Creek Properties, LLC	
Camille Evans	Greenburg Traurig	(via phone)
Bob Gang	Greenburg Traurig	(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 February 8, 2018 Board of Supervisors' Meeting

The Board reviewed the minutes of the February 8, 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 February 8, 2018 Board of Supervisors' Meeting.

FORTH ORDER OF BUSINESS

Consideration of First Amendment to Master Engineer's Report

Mr. Van Wyk stated that in the original Master Engineer's Report there was no offsite improvements included. The Master Report is now being amended to include offsite improvements. He noted that there are off-sites and costs of offsites for Phase 3 which will be broken up between 3A, 3B, 3C, etc. but he wanted to include those costs because there are eligible off-site public improvements that the District wants to be able to capture as part of the Capital Improvement Plan. Mr. Van Wyk stated that the Engineer reviewed and created an estimate of those costs and the other costs remained the same. Mr. Van Wyk requested a motion to approve the Amended Engineer's Report.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the First Amendment to the Engineer's Report.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Declaring Assessments for Phase 3

Mr. Van Wyk explained that the District needs to go through the assessment hearing process again for the Phase 3 lands and this resolution sets forth the total cost of the improvements, adopts an Assessment Methodology, and adopts the Preliminary Engineer's Report. Mr. Adams asked if the references in the tables to Phase 2 reference all of Phase 2 or Phase 2B. Mr. Van Wyk stated that for the Master Modification Phase 2 would be all of Phase 2 and the supplement will come back and differentiate between 2A and 2B for the amounts. He noted that the District is currently focused on the Master side and that the change is to Phase 3. Not hearing any questions, Mr. Van Wyk requested a motion from the Board to approve Resolution 2018-05.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Resolution 2018-05, Declaring Assessments for Phase 3.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Setting a Public Hearing on Assessments for Phase 3

Mr. Van Wyk explained that this resolution sets the public hearing for the adoption and consideration of final assessments as a result of the modifications that the Board just made. Ms. Gaarlandt said that the next meeting is scheduled for April 12, 2018 which should be enough time to mail and publish the notices. Mr. Van Wyk asked Ms. Gaarlandt if the Delegated Award Resolution was on the agenda today and she responded that it is scheduled for the meeting on March 21, 2018. Mr. Van Wyk asked Ms. Evans and Mr. Gang if they had their delegated resolution on the agenda for today and they said no. Mr. Van Wyk requested a motion for Resolution 2018-06.

ON MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Board approved Resolution 2018-06, Setting April 12, 2018 as the Public Hearing Date on Assessments for Phase 3.

SEVENTH ORDER OF BUSINESS

Consideration of Second Supplemental Engineer's Report, Phase 2B & 3A (Assessment Area 2)

Mr. Van Wyk explained that this report drives the improvements that are scheduled for the next bond issuance, describes the improvements that will be made, outlines the land use, and estimates the costs that are associated with Phase 2B & 3A. Mr. Van Wyk stated that the improvements have not changed much except for the off-sites and he noted that a portion of the off-site costs that the Board discussed in the Master Report have been assigned to Phase 3A. He noted that the difference between what the District had in the Master and this Supplemental Report will be for future phases of 3. Mr. Van Wyk noted that within the report the scope of the improvements that are being contemplated are the same as the ones the Board discussed in the past. There were no questions on the Engineer's Report. Mr. Van Wyk requested a motion to approve the Second Supplemental Engineer's Report for Phase 2B & 3A.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Second Supplemental Engineer's Report, Phase 2B & 3A.

EIGHTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology (Phase 2B & 3A)

Ms. Gaarlandt asked if Mr. Plenzler was on the phone, he was not. Mr. Van Wyk explained that the Assessment Methodology was updated to include the off-site improvement costs. He noted that it applied the Master Methodology to the components of the 2B & 3A project and breaks it down in the chart. Mr. Van Wyk stated that the Preliminary Assessment Roll show the amount of the assessments that are going to be scheduled for the project based on the number of lots in each phase and the benefit that was calculated in each phase which is the only real change. The True-Up process is the same and the assessment amount is the same. He noted that at the public hearing the Assessment Methodology Consultant will be present to confirm that the benefit is there and that the assessments are fairly and reasonably apportioned across the unit types. Mr. Van Wyk requested a motion from the Board to approve the Supplemental Assessment Methodology.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Supplemental Assessment Methodology for Phases 2A & 3B.

NINTH ORDER OF BUSINESS

Consideration of Construction Management Agreement for Phase 3 with Heath Construction and Management, LLC

Mr. Van Wyk explained that the Landowner, who is going to be doing a portion of the development for the pads for Phase 3, has requested that the District retain Heath Construction and Management, LLC to oversee the construction of Phase 3 only. Mr. Van Wyk stated that this will be paid for out of the proceeds on the bonds and would not be a general obligation of the District.

ON MOTION by Mr. Adams, seconded by Mr. Shenefield, with all in favor, the Board approved the Construction Management Agreement for Phase 3 with Heath Construction and Management, LLC.

TENTH ORDER OF BUSINESS

**Consideration of Payment
Authorization Nos. 70 - 71**

Ms. Gaarlandt requested Board approval of Payment Authorization Nos. 70 – 71.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Payment Authorization Nos. 70 - 71.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

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

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – Not present

District Manager – Ms. Gaarlandt noted that the Board has a meeting scheduled for March 21, 2018 for the consideration of proposals for construction services but a time has not yet been set. A discussion took place and it was agreed to hold it at 12:30 p.m. Ms. Gaarlandt will send out a calendar invite when she returns to the office.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments or Supervisor requests.

FOURTEENTH 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 March 8, 2018 Board of Supervisor's Meeting for the Towne Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, March 21, 2018 at 12:34 p.m.

The Offices of Highland Homes

3020 S. Florida Avenue, Suite 101

Lakeland, Florida 33803

Board Members present at roll call:

Joel Adams	Board Member	
Rennie Heath	Board Member	
Brian Walsh	Board Member	
Jeff Shenefield	Board Member	
Scott Shapiro	Board Member	(via phone)

Also Present:

Roy Van Wyk	Hopping Green & Sams, P.A.
Jane Gaarlandt	Fishkind & Associates, Inc.
Heather E. Wertz	Hamilton Engineering
John Ford	Hamilton Engineering
Milton Andrade	Highland Homes
Bob Gang	Greenberg Traurig
Camille Evans	Greenberg Traurig

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 Resolution 2018-07, Delegation Resolution (Assessment Areas 2B and 3A)

Mr. Gang stated that the District has already done one issuance of Bonds so this is the second series to be issued under a Master Indenture, which was approved back in 2014. This issuance will cover assessment areas 2B and 3A. Mr. Gang noted that the Board has a form of a Second Supplemental Indenture presented which would cover the issuance of a series for Phase 2B and a Third Supplemental Trust Indenture that will contain all the details for Phase 3A. He mentioned that there is a form of a purchase contract submitted by Underwriter's Counsel, a form of a preliminary Limited Offering Memorandum, a 15c2-12 Certificate, and 2 separate forms of a Continuing Disclosure Agreement. Mr. Gang explained that Section 4 contains required statutory findings in order to make a negotiated sale of the Bonds. Section 5 approves a Bond Purchase Contract, and in Section 5 sets forth that it is a delegation resolution, which means there are parameters within which the Bonds can be awarded when the Underwriter, FMS, is ready to market the Bonds. Mr. Gang noted that the 2B Bonds must be subject to optional redemption no later than November 1, 2033. The interest rate cannot exceed the maximum allowed by Florida law which is 300 basis points over the 20 Bond GO Index. He noted that the maximum Principle cannot be more than \$5,000,000.00, the final maturity cannot go passed November 1, 2050, and the purchase price cannot be any less than 97.5%. Mr. Gang explained that the 3A Bonds have an optional redemption no later than November 1, 2033, maximum interest rate under the statutory maximum for tax exempt Bonds, the initial principle amount cannot exceed \$15,000,000.00, the final maturity cannot go passed November 1, 2050, and there are similar limits on the Underwriter spread. Mr. Gang noted that this is the final step for the Board to take in order to go to market. He noted that Schedule 1 in the back of the resolution matches the Engineer's Report that the Board approved in February and even though the Board has since done a slight amendment to the Master Engineer's Report it does not change the details of costs for Phases 2B and 3A. There were no questions from the Board. Mr. Van Wyk requested a motion to approve Resolution 2018-07.

ON MOTION by Mr. Adams, seconded by Mr. Adams with all in favor, the Board approved Resolution 2018-07, Delegation Resolution

FORTH ORDER OF BUSINESS

Consideration of Bids for Construction Services

- a) Phase 2B Infrastructure Improvements**
- b) Phase 3A Infrastructure Improvements**

The first bids are for the Phase 2B Construction Services. Ms. Wertz distributed the bid opening summary, the point system, and the rankings based on the point system. She

noted that there were three bidders that had import fill and two bidders that did not have fill and she thinks that the District expected import fill on this project. Ms. Wertz indicated that there are two different pricings and the lower price is the price without import fill. She ranked the bidders assuming that there is no import fill to get the apples to apples bid across the Board and then took the average of the import fill and ran that across the board and indicated that is going to be the higher number and she ranked them that way as well. Mr. Andrade asked if the bidders, who did not include import fill, are saying that the site will balance or are they assuming it will without any import. Ms. Wertz said that they are saying that the site will balance based on their import. Ms. Wertz indicated that Tucker paving is saying that they can get all the onsite fill from the ponds, and Smith indicated that he is going to get them by digging out the good dirt in the right-of-way and then stripping the site and putting it there and she told him that will not work. Ms. Wertz noted that Tucker would be the apparent low bidder and would probably rank No.1 but recommended that the District go to Tucker and request that they modify their contract to include a clause that they will not have any change orders related to import fill and, if they do that, then she will recommend Tucker Paving. Ms. Wertz said that the only thing that she removed from Tuckers bid was the soils testing and construction staking. A discussion took place about the bids and requiring to have Tucker add the 'no change order' clause. Ms. Wertz said that Smith came in without import fill and was lower than Tucker. A Supervisor noted that Smith & Company was missing Bond Costs which would probably put them over. Mr. Van Wyk recommended that the District should include in the notice of Intent to Award, that the District expects them to be held to the lump sum price that they provided without any import and without any unit cost increases in the future. They have time to change it if they do not like their price, and they have 7 days to challenge it, and if they do not want to do it then it would be rolled to the No. 2 bidder. Ms. Wertz' rankings are as follows; Tucker ranked No. 1, QGS No. 2, Smith & Company No. 3, RIPA No. 4, and Kearney No. 5. Ms. Wertz indicated that she can revise the rankings and get that back out to everyone. Mr. Van Wyk requested a motion to find Tucker Paving the most responsive responsible bidder and rank them No. 1 as the Engineer recommended.

ON MOTION by Mr. Adams, seconded by Mr. Adams, with all in favor, the Board approved the Engineer's recommendation to find Tucker Paving the most responsive responsible bidder and rank them No. 1 and rank the others as outlined by Ms. Wertz above for 2B Infrastructure Improvements.

Ms. Wertz distributed the rankings for the 3A Infrastructure Improvements. She stated that for this bid Tucker Paving had included some additional things and she removed those items to make it a more apples to apples bid. She also deleted import fill from all the bidders. She confirmed that QGS had included the bond in their pricing. Ms. Wertz

confirmed that there is no import soil required for this stating that a pond will be dug adjacent to this Phase.

ON MOTION by Mr. Adams, seconded by Mr. Adams, with all in favor, the Board approved QGS as the most responsive responsible Bidder for Towne Park Phase 3A and accepted the Rankings of the Engineer.

FIFTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement between the District and Riverstone, LLC

Mr. Van Wyk explained that the District needs the construction funding agreement to be in place to move forward with construction prior to the issuance of the Bonds and noted that if the District issues Bonds the District would agree to pay the Developer back within 45 days.

ON MOTION by Mr. Heath, seconded by Mr. Adams, with all in favor, the Board approved the Construction Funding Agreement between the District and Riverstone, LLC in substantial form subject to review and execution by the Developer.

SIXTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement between the District and TP II, LLC

Mr. Van Wyk explained that the District needs the construction funding agreement to be in place to move forward with construction prior to the issuance of the Bonds and noted that if the District issues Bonds the District would agree to pay the Developer back within 45 days.

ON MOTION by Mr. Adams, seconded by Mr. Heath, with all in favor, the Board approved the Construction Funding Agreement between the District and TP II, LLC.

SEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – No Report

District Manager – No Report

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience comments or Supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Heath, seconded by Mr. Adams, with all in favor, the Board Adjourned the March 21, 2018 Board of Supervisor's Meeting for the Towne Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**Towne Park
Community Development District**

Resolution 2018-08

RESOLUTION 2018-08

A RESOLUTION OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY THE DISTRICT'S OFFSITE IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Towne Park Community Development District (the "District") has previously indicated its intention to construct certain types of infrastructure improvements which includes roadway improvements, stormwater management systems, landscaping, recreation and parks facilities, water and sewer systems and other infrastructure within or without the boundaries of the District, and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District previously issued its Towne Park Community Development District Special Assessment Bonds, Series 2016 in the par amount of \$2,960,000 (the "Series 2016 Bonds") and levied special assessments to the secure the Series 2016 Bonds (the "Series 2016 Assessments"); and

WHEREAS, pursuant to Resolutions 2015-09, 2015-10, 2015-17, and 2016-07 (the "Series 2016 Assessment Resolutions"), the District imposed Series 2016 Assessments on developable real property within the boundaries of the District to secure the Series 2016 Bonds in accordance with the District's *Adopted Master Assessment Methodology* dated January 21, 2015 ("Original Assessment Report"), as supplemented by the *First Supplemental Assessment Methodology Report (Series 2016 Bonds, Assessment Area 1)*, dated June 3, 2016 (collectively, the "Series 2016 Assessment Report"); and

WHEREAS, the District hereby determines to undertake the installation and/or acquisition of infrastructure improvements for future phases of development which improvements include additional off-site infrastructure improvements which are not contemplated by the *Preliminary Engineer's Report* dated November 2014 ("Master Engineer's Report"), but are now set forth in the *First Amendment to Master Engineer's Report* dated March 2018 (the "First Amended Master Engineer's Report"), the nature and specificity thereof are more particularly described in **Composite Exhibit A** ("Improvements"); and

WHEREAS, the District intends to issue Special Assessment Bonds in order to finance the costs of the Improvements; and

WHEREAS, the District has declared its intent to impose assessments on the property specially benefitted by the Improvements in proportion to the benefits received by each parcel; and

WHEREAS, the District's Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of the assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, water and sewer, storm water management systems, landscape and hardscape, recreational facilities, security features, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements (the "Project"), the nature and location of which was initially described in Resolution 2015-09 and Resolution 2018-05, and is shown in the Master Engineer's Report and the Amended Master Engineer's Report, and which Project's plans and specifications are on file in the offices of the District Manager and the local records office at 346 E. Central Avenue, Winter Haven, Florida 33880; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public

purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2018-05, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2018-05 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2018-05, said Resolution 2018-05 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2018-05, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2018-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On April 12, 2018, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project is as specified in the First Amended

Master Engineer's Report, which First Amended Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Amended and Restated Master Assessment Methodology Report* dated March 8, 2018 (the "Amended Master Assessment Report") for the Bonds attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the special assessments set forth on the final assessment roll (the "Special Assessments"); and

(iii) except as specified herein, the Amended Master Assessment Report does not affect the previously adopted Series 2016 Assessment Report, the Series 2016 Assessments, and the assessment lien associated therewith on the lands referred to as the Phase 2A Lands; and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in Exhibit B; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2015-09 and Resolution 2018-05, and more specifically identified and described in Composite Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in Composite Exhibit A and Exhibit B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other

governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest as further detailed in the Amended Master Assessment Report, or such other schedule as may be set by the amortization schedule for the Bonds. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution by the District accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessments if there is also paid, in addition to

the prepaid principal balance of the Special Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Bonds, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect the Special Assessments by directly billing landowner(s) and enforcing said collection in any manner authorized by law. Notwithstanding anything herein to the contrary, the District will collect the Special Assessments consistent with what is required under the terms of any bond documents.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector and/or the Property Appraiser of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

(d) In the event that an assessment payment is not made in accordance with the schedule referenced above, such assessment and any future scheduled assessment payments shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in supplemental assessment methodology reports. As parcels of land or lots are platted, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and

the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology reports, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the Developer that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local,

state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 12TH DAY OF APRIL, 2018.

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Comp. Exhibit A: *Preliminary Engineer's Report* dated November 2014, and the *First Amendment to Master Engineer's Report* dated March 2018

Exhibit B: *Amended and Restated Master Assessment Methodology Report* dated March 8, 2018



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**TOWNE PARKE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ENGINEER'S REPORT**

Prepared for:

**BOARD OF SUPERVISORS
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD
TAMPA, FL 33619
PH: 813-621-7841**

November 2014

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

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ENGINEER'S REPORT TOWNE PARK

1. INTRODUCTION

The Towne Park Community Development District (the "District" or the "CDD") is located south of W Pipkin road and north of Ewell Road, just east of County Line Road, in the City of Lakeland, Polk County, Florida. The District currently contains approximately 585 acres, and is expected to consist of 2,088 single family and/or multi-family residential units, recreation and amenity areas, parks, and associated infrastructure.

The CDD was established under City of Lakeland Ordinance No. 14-051, which was passed by the City Council on November 3, 2014. The CDD will own and operate the roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory requirements of the City of Lakeland, Polk County, Southwest Florida Water Management District (SWFWMD), and other agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Section 3 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Towne Park Community (the "Community"). The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements, sidewalks, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Community will be maintained by the CDD. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to City of Lakeland for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in Phase 2 and Phase 3 of the Community. Phase 2 is currently approved and permitted for 207 single family residential units and their associated infrastructure, while Phase 3 is currently planned for up to 1,881 single family and multi-family residential units and their associated infrastructure (no permit applications have been submitted for Phase 3). This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, operate, and maintain specific portions of the proposed capital improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied to this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed Site Construction Plans and specifications have been completed and permitted for Phase 2, while Phase 3 is still in planning. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the developer, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Towne Park Community will consist of up to 2,088 residential units (the "Development") and associated infrastructure. The Development is a planned residential community located between West Pipkin Road and Ewell Road, just east of County Line Road in the City of Lakeland, Polk County, Florida. The Development lies within Sections 8, 9 and 17, Township 23 South, Range 29 East, all within Polk County, Florida. The Development received zoning approval by the City of Lakeland Planning Commission as an R-3 District, and has an underlying Future Land Use Designation of RL (Residential-Low). The Development will be constructed in approximately two (2) master phases, but sub-phasing is expected.

IV. THE PROJECT

The Project consists of public infrastructure in Phases 2 and 3. The primary portions of the Project will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Project).

There will also be stormwater structures and conveyance culverts within the Project which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Project. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of conduit for street lights within the public right of way will be funded by the District.

V. PROPOSED IMPROVEMENTS

The infrastructure improvements include the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runoff is collected via roadway curb and gutter to storm inlets, which are connected by storm culverts. The storm culverts convey the runoff into the proposed detention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City of Lakeland, Polk County and SWFWMD.

FEMA Community Panel No. 12105C-0460F (dated 12/19/2000) demonstrates that the property is located within Flood Zones A & X. Floodplain compensation will be required for any fill placed within Flood Zone A. Additionally, there are existing wetlands on site that have been delineated and approved by the appropriate regulatory agencies for such purposes.

During the construction of stormwater management facilities, utilities and roadway improvements, the site contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of staked turbidity barriers along the down gradient side of any proposed construction activity and adjacent to the wetland edges and the perimeters. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Roadways

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Roadway underdrains may be provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and block numbers, which will be utilized by the residents and public. It is intended that the CDD will bond all public roadway improvements.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Lakeland Public Utilities. The water system will be a "looped" system consisting of 4", 6", and 8" diameter PVC water lines. These facilities will be installed within the proposed public rights-of-way within the District. The water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system consisting of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No pump station or force mains are required because the project has an existing sanitary sewer pump station adjacent to the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

There are no off-site improvements currently planned for the District.

Miscellaneous:

Upon completion of each phase of these improvements, inspection / certifications will be obtained from SWFWMD, the Polk County Health Department (water distribution system), Department of Environmental Protection (DEP, wastewater collection) and the City of Lakeland.

The stormwater improvements, roadways, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention of benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a mixed use planned development.

VI. PERMITTING

Construction permits for Phase 2 have been obtained, which include the SWFWMD Environmental Recourse Permit (ERP). There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the project boundaries, therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval (Lakeland)	October 2014
Preliminary Plat (Lakeland)	December 2014
SWFWMD ERP	February 2015
Construction Permits (Lakeland)	February 2015
FDEP Water	February 2015
FDEP Sewer	February 2015

There are no current permit applications filed for Phase 3.

VII. RECOMMENDATIONS

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation of the Community as required by the City of Lakeland, Florida. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Lakeland and SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in *Table 2 - Opinion of Probable Costs* for this report are based upon current plan quantities for the infrastructure as shown on construction drawings incorporating specifications in the most recent review comments received from SWFWMD and the City of Lakeland as well as estimated quantities for the future phases.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the infrastructure is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Polk County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activity, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the Project construction continues in a timely manner, it is our professional opinion that the proposed public improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Polk County, which we believe to be necessary in order to facilitate estimated costs associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed project can be completed at the cost as stated.

TOWNE PARK
Community Development District

Table 1 – Land Use Summary Within The District Boundaries

Distribution by Land Use ⁽¹⁾

Land Use	Area (acres)	Percentage
Stormwater Ponds	72.0	12.3 %
Residential	285.3	48.8 %
Commercial	0	0 %
Wetland / Conservation	207.5	35.5 %
Recreation / Open Space	20.0	3.4 %
TOTAL	584.8	100.0 %

Distribution by Lot Size ⁽²⁾

Phase	SF Lots	MF Units	TOTAL	Percentage
2	207 ⁽³⁾	0	207 ⁽³⁾	9.9 %
3	1,431	450	1,881	90.1 %
TOTAL	1,638	450	2,088	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout
2. Lot widths subject to change
3. Current approved lot count

TOWNE PARK
Community Development District

Table 2 – Summary of Opinion of Probable Costs ⁽⁶⁾

Infrastructure ⁽²⁾⁽⁵⁾	Phase 2 ⁽¹⁾	Phase 3 ⁽¹⁾	TOTAL
Stormwater Management ⁽²⁾⁽⁵⁾	\$ 3,654,000	\$ 11,088,000	\$ 14,742,000
Utilities (Water and Sewer)	\$ 1,363,000	\$ 4,136,000	\$ 5,499,000
Roadway ⁽³⁾	\$ 1,305,000	\$ 3,960,000	\$ 5,265,000
Entry Feature & Signage ⁽⁷⁾	\$ 750,000	\$ 1,450,000	\$ 2,200,000
Amenities	\$ 1,000,000	\$ 3,000,000	\$ 4,000,000
Contingency	\$ 700,000	\$ 2,500,000	\$ 3,200,000
TOTAL	\$ 8,772,000	\$ 26,134,000	\$ 34,906,000

Notes:

1. Infrastructure consists of roadway improvements, stormwater management facilities, water lines, sanitary sewer utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
2. Includes stormwater pond excavation, placement of fill, and wetland mitigation.
3. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering.
4. Includes subdivision infrastructure and civil / site engineering only.
5. Stormwater does not include grading associated with building pads.
6. Estimates are based on 2013 costs.
7. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing
8. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service

TOWNE PARK
Community Development District

Table 3 – Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing	Operation and Maintenance
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Water & Sewer Utilities	District	City of Lakeland	District Bonds	City of Lakeland
Street Lighting/Conduit	District	Lakeland Electric	District Bonds	Lakeland Electric
Road Construction	District	City of Lakeland	District Bonds	City of Lakeland

TOWNE PARK
Community Development District

Table 4 – Preliminary Development Schedule

Phase	Estimated Start Date	Estimated Completion Date	Number of Lots / Units
2	2014	2015	207
3	2015	2018	1,881



Parcel No.	Parcel ID
1	232908-000000-021020
2	232909-000000-042010
3	232909-139631-002072
4	232909-139631-002081
5	232917-000000-031000
6	232917-000000-010000
7	232917-000000-042110
8	232917-000000-044110
9	232917-000000-044140
10	232917-000000-042070
11	232917-000000-042120
12	232917-000000-023080

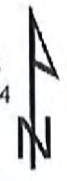
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Towne Park Exhibit 2 District Boundary Map

Data provided by ESRI, FGDL, Polk County and SWFWMD

JN: 2140055
Date: 06/17/14



1 inch = 1,000 feet

TOWNE PARK
Community Development District

EXHIBIT 3 - Legal Description

Phase 2:

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

Phase 3:

Parcel 232917-000000-031000:

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

Parcel 232917-000000-010000:

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

Parcel 232917-000000-023080:

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

Parcel 232917-000000-042120:

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

Parcel 232917-000000-042070:

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

Parcel 232917-000000-044110:

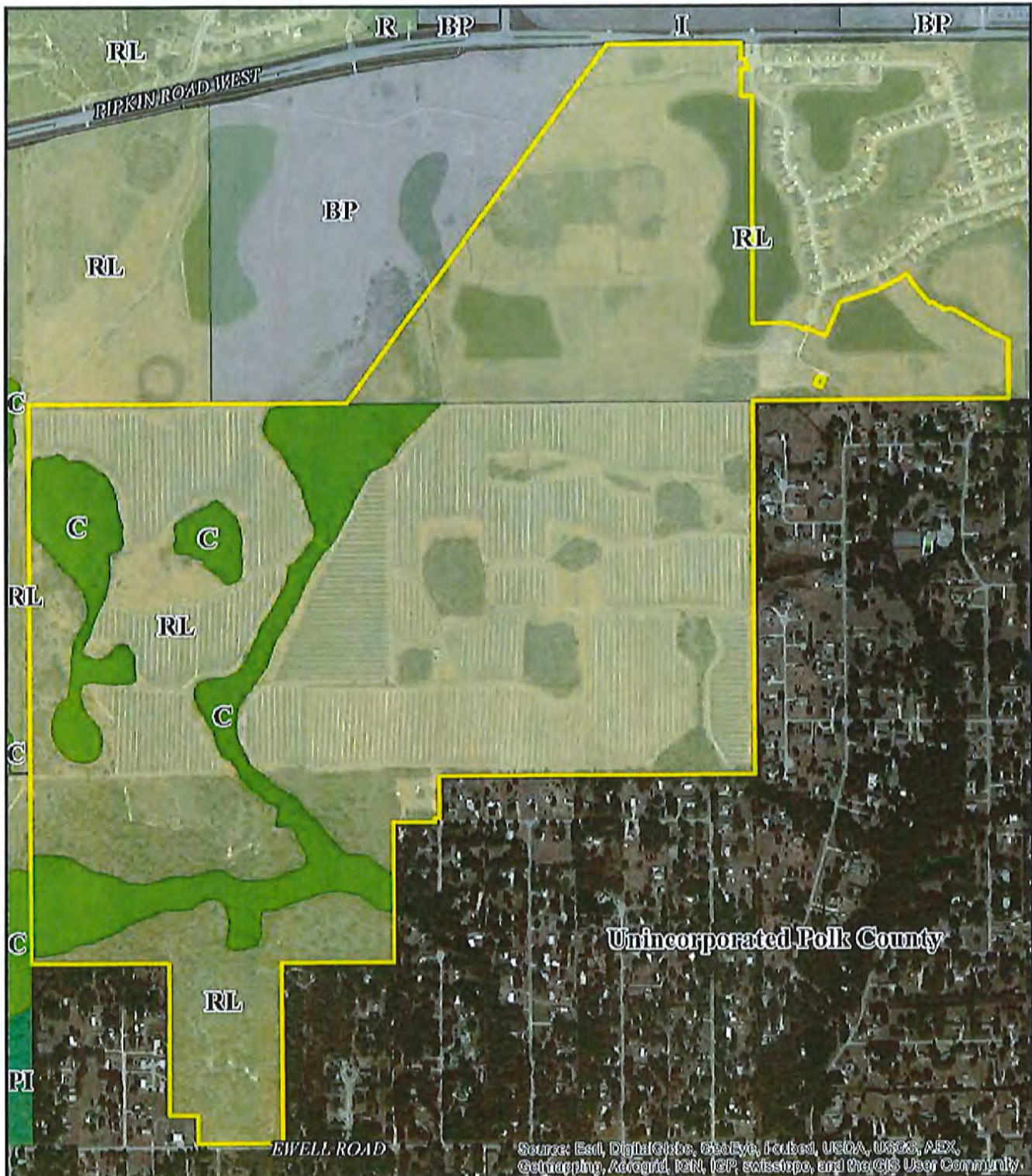
E1/2 OF NE1/4 OF SW1/4 OF SW1/4

Parcel 232917-000000-044140:

E1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC LESS N
208.75 FT OF S 238.75 FT OF W 208.75 FT & LESS RD
R/W

Parcel 232917-000000-042110:

BEG SW COR OF SE1/4 OF SW1/4 OF SEC E ALONG S SEC
LINE 175 FT N 365 FT W 175 FT S TO POB LESS RD R/W



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Towne Park

Exhibit 4

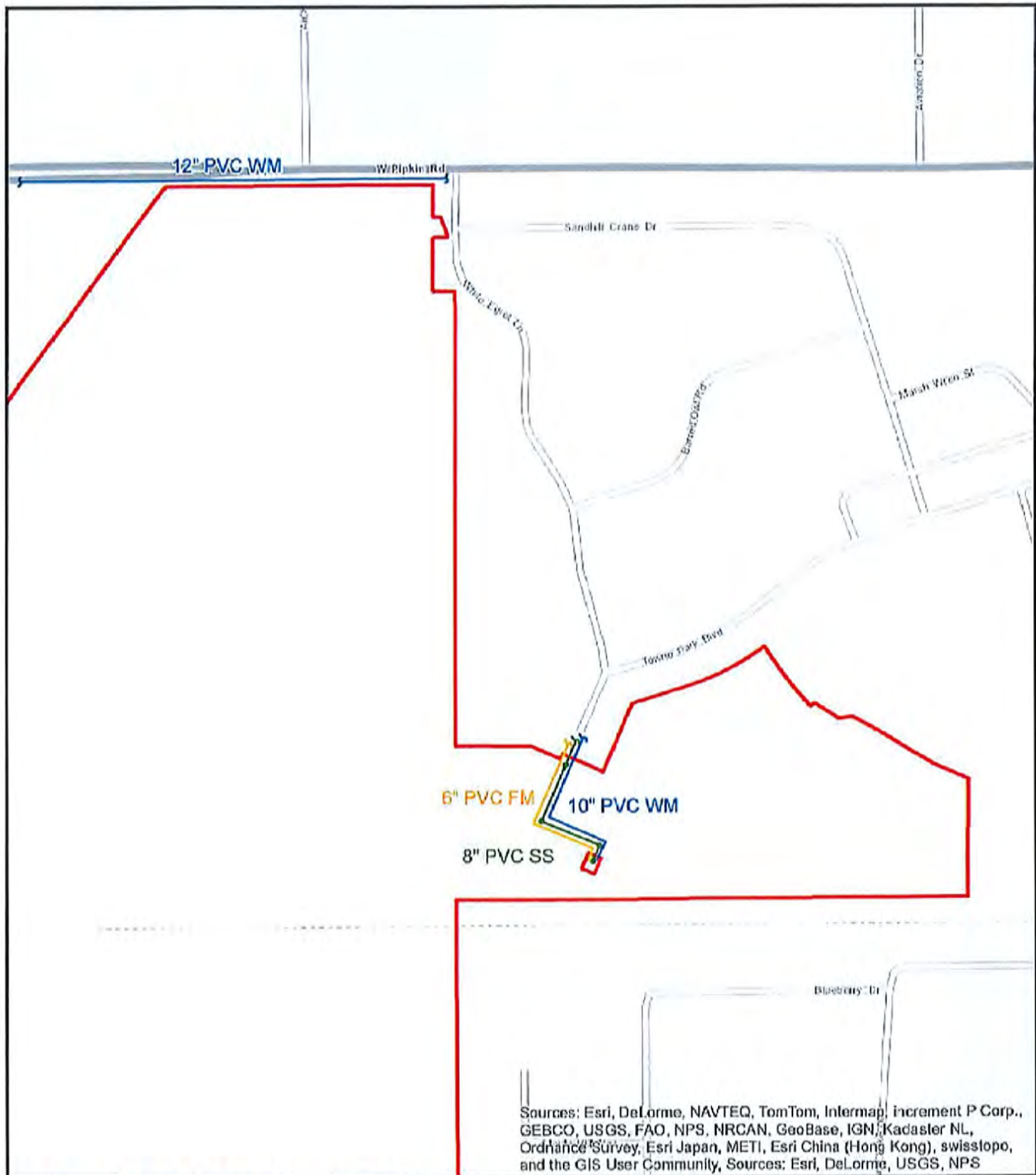
Future Land Use Map

Data provided by ESRI, FGDL, Polk County and SWFWMD

JN: 2140055
Date: 06/17/14



1 inch = 1,000 feet



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Towne Park

Exhibit 5

**Map of Major Trunk Water Mains
and Sewer Interceptors**

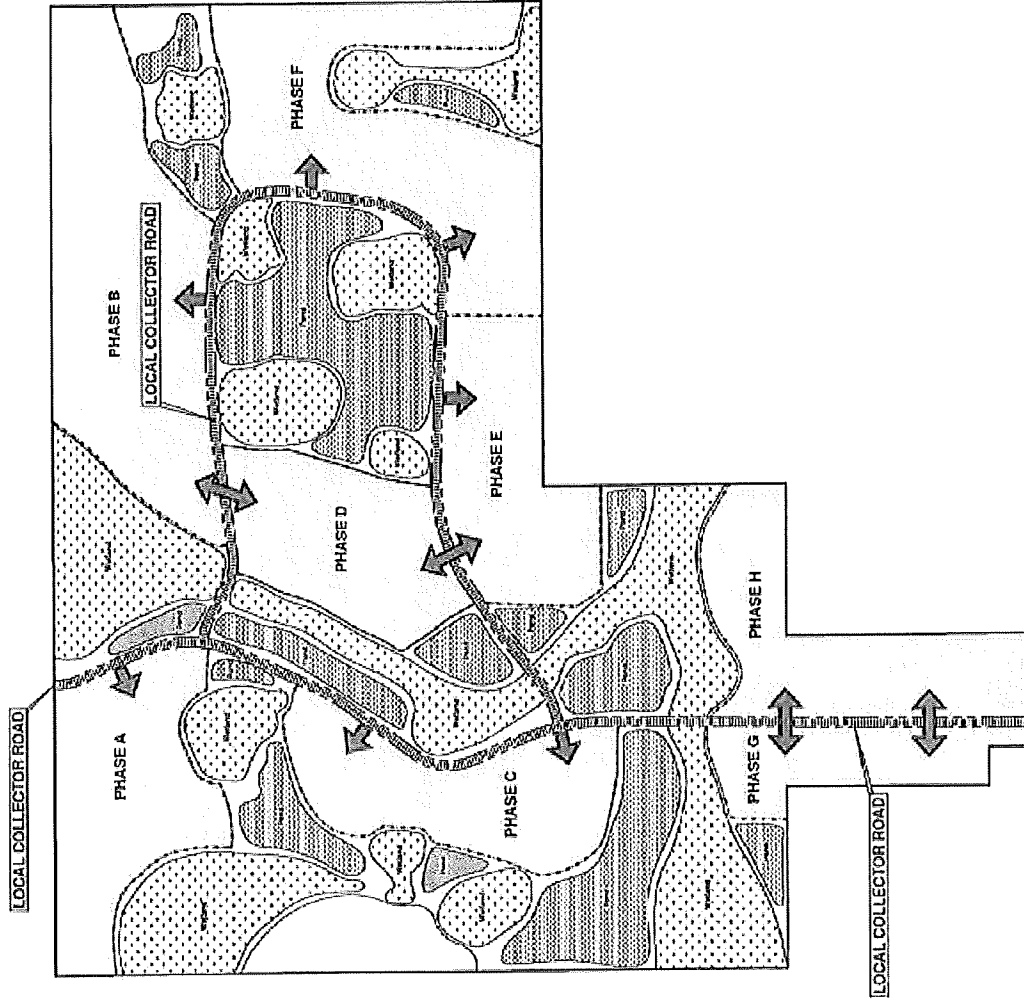
Data provided by ESRI, FGDL, Polk County and SWFWMD

JN: 2140055
Date: 07/22/14



1 inch = 500 feet

Towne Park Phase 3



1	<p>LAODORAK LAND DEVELOPMENT & CONSTRUCTION CORPORATION 10000 N. 10TH AVE. SUITE 200 DENVER, CO 80231 TEL: 303.733.1100 FAX: 303.733.1101 WWW.LAODORAK.COM</p>	<p>345 E. CENTRAL AVE. SUITE 200 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.LAODORAK.COM</p>	<p>TOWNE PARK POOR COUNTY, FLORIDA EXHIBIT 3 OVERALL DEVELOPMENT PLAN</p>	<p>DATE: 10/11/11 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature] SCALE: 1" = 100'</p>	<p>PROJECT: TOWNE PARK SHEET: 1 OF 1 DATE: 10/11/11</p>
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**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

FIRST AMENDMENT TO THE MASTER ENGINEER'S REPORT DATED NOVEMBER 2014

PREPARED FOR:
BOARD OF SUPERVISORS
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



MARCH 2018

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

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TOWNE PARK
FIRST AMENDMENT TO THE MASTER ENGINEER'S REPORT

I. PURPOSE

The Purpose of this Amendment is to Amend Section V.6 of the Master Engineer's Report dated November 2014 to include the offsite improvements required to be constructed for the project. The costs associated with the offsite improvements are also included in this Amendment. Table 2 has been adjusted to reflect the costs for the offsite improvements and is included herein. Table 2 hereto shall be deemed to replace Table 2 of the Master Engineer's Report.

II. OFFSITE IMPROVEMENTS

The proposed offsite improvements required for the project include extension of the force main from the project limits to the proposed Point of Connection to provide sanitary sewer service to the project. Additionally, both access turn lanes and other offsite roadway improvements are required to serve the project.

TABLE 2

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Summary of Opinion of Probable Cost

Infrastructure ⁽³⁾⁽⁶⁾	Phase 2 (1)	Phase 3(1)	TOTAL
Offsite Improvements & Phase 3 Spine Road	\$ -	\$ 4,443,450	\$ 4,443,450
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 3,654,000	\$ 15,649,500	\$ 19,303,500
Utilities (Water, Sewer, & Street Lighting) ⁽⁶⁾	\$ 1,363,000	\$ 5,333,200	\$ 6,696,200
Roadway ⁽⁴⁾	\$ 1,305,000	\$ 5,059,800	\$ 6,364,800
Entry Feature & Signage ⁽⁷⁾	\$ 750,000	\$ 860,000	\$ 1,610,000
Parks and Amenities	\$ 1,000,000	\$ 1,600,000	\$ 2,600,000
Contingency	\$ 700,000	\$ 1,980,000	\$ 2,680,000
TOTAL	\$ 8,772,000	\$ 34,925,950	\$ 43,697,950

1. Infrastructure consists of roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks.
2. Stormwater does not include grading associated with building pads.
3. Includes Stormwater pond excavation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2017 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service.



PRELIMINARY AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

March 8, 2018

Prepared for:

**Members of the Board of Supervisors,
Towne Park Community Development District**

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817**

**PRELIMINARY AMENDED & RESTATED
MASTER ASSESSMENT METHODOLOGY
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT**

March 8, 2018

1.0 Introduction

1.1 Purpose

This "Preliminary Amended & Restated Master Assessment Methodology" dated March 8, 2018 ("Methodology"), effectively amends and restates the District's "Adopted Master Assessment Methodology" dated January 21, 2014 ("Adopted Methodology") in order to reflect additional infrastructure improvements not included in the Adopted Methodology. The Methodology provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Towne Park Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. The Methodology has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the first phase of the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District includes approximately 584.8 gross acres of property located within the City of Lakeland, Florida. The District is generally located to the south of West Pinkin Road, to the west of Yates Road, and to the north of Ewell Road within the City of Lakeland. At build-out, the District is expected to contain 1,638 single-family lots, 450 multi-family units, recreation areas, parks/conservation, and related infrastructure. The legal description of the land included within the District's boundaries is found in Exhibit "A." The land use plan for the District is found in Table 1 (all tables are found in the attached Appendix.)

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements development of property in the District would be prohibited by law.

There is no doubt that the general public and certain property owners outside the District will benefit from the provision of District infrastructure. However, such benefit is incidental to the benefit to property within the District resulting from the District's CIP, which is designed solely to meet the needs of property owners within the District. Properties outside the District do not depend upon the District's CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those properties lying outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

2.0 CIP Plan of Finance

2.1 Infrastructure Installation

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Towne Park Community Development District Master Engineer's Report" dated November 2014, as amended by the First Amendment dated March 2018, (together, the "Engineer's Report"), as prepared by Hamilton Engineering & Surveying, Inc. ("District Engineer"). Although the District will install its infrastructure in multiple phases, the CIP is designed to operate as a system, with improvements implemented during initial phases benefiting properties within subsequent phases and improvements implemented in later phases benefitting properties within initial phases. The estimated costs of the District's CIP are presented in Table 2.

2.3 Bond Requirements

The District intends to finance the majority of its CIP by issuing bonds. These bonds will be issued in several series, as development progresses within the District. A number of component funds will comprise the total principal of the bonds to be issued by the District. The funds may include, but are not limited to, acquisition and construction, capitalized interest, debt service reserve, underwriter's discount, and issuance costs. An estimate of the bond issuance required to fund the District's CIP is found in Table 3.

As bonds are issued by the District, Fishkind will issue supplemental assessment methodology report(s) detailing the particulars of each specific bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with a specific series of bonds. The supplemental report(s) will also detail the specific bond service assessments for properties that been assessed to secure each bond issuance.

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each planned single-family residential lot and a 0.65 ERU for each planned multi-family residential unit.

A lower ERU value for the multi-family development is appropriate here as the average size of the multi-family units will be smaller and more densely developed than the planned single-family units. These physical characteristics of the multi-family development planned for the District indicate that these units will receive a lesser benefit from the District's CIP when compared to the planned single-family units. For example, the proportionate length of roadway needed to serve each multi-family unit is less than the length required to serve single family units. Additionally, the smaller land area required for each multi-family unit will produce less stormwater runoff than each single-family lot, and so each multi-family unit will have a reduce impact on the District's stormwater facilities, when compared to a single-family unit.

3.2 Assignment of Assessments

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The maximum amount of bonds required to fund the CIP costs has been calculated and is shown in Table 3. The bond principal and related annual debt service assessments will then be apportioned among the development planned for the District on the basis of ERU values, as outlined in Table 4. The resulting bond principal and related annual debt service assessment for each lot planned for the District are shown in Table 5. Table 5 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual platted lots at that time.

One or more future supplemental assessment methodology reports will outline the precise bond debt service assessments assigned to the lands within the District. If the lands within the District are unplatted, bond debt service assessments will initially be assigned to the undeveloped developable land within the District on an equal per-acre basis. The assessments for each platted lot (a platted single-family lot will be referred to herein as a "Development Unit") will be assigned to each Development Unit when a parcel is *initially* platted.

3.3 True-Up Mechanism

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, District bond debt shall be allocated to each phase as outlined in Table 3. This bond debt shall, prior to platting, be allocated equally to each of the developable acres within each phase. As property is platted, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to each phase. For example, as outlined in Table 3, it is estimated that \$50,000,000 in bonds principal will be allocated to the developable lands within the District at the time of issuance. This \$50,000,000 in principal will initially be allocated equally to all 584.8 acres located within the District, resulting in \$85,499 in bond principal assessment per acre.

The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within the District. Should it be determined at one of these platting benchmarks that the bond principal remaining per undeveloped acre exceeds the \$85,499 threshold, the owner of the land at the time of platting will be required to make a true-up payment to the District sufficient to reduce remaining bond principal per acre to the permissible \$85,499 level. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

In the event that additional land not currently subject to the assessments is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was

made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

5.0 Preliminary Assessment Roll

The table below outlines the maximum bond principal assessment per developable acre for the lands within the District. The legal description of the land included within the District is found in Exhibit "A", below.

Preliminary Assessment Roll

<u>Description</u>	<u>Acreage</u>	<u>Bond Principal Assessment</u>	<u>Bond Principal Assessment per Acre</u>	<u>Bond Gross Annual Assessment (1)</u>	<u>Bond Gross Annual Assessment per Acre (1)</u>
See Exhibit "A"	584.8	\$50,000,000	\$85,499	\$4,552,217	\$7,784

(1) Values include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

EXHIBIT "A"

DESCRIPTION OF LAND WITHIN THE DISTRICT

Phase 2:

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

Phase 3:

Parcel 232917-000000-031000:

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

Parcel 232917-000000-010000:

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

Parcel 232917-000000-023080:

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

Parcel 232917-000000-042120:

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

Parcel 232917-000000-042070:

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

Parcel 232917-000000-044110:

E1/2 OF NE1/4 OF SW1/4 OF SW1/4

Parcel 232917-000000-044140:

E1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC LESS N 208.75 FT OF S 238.75 FT OF W 208.75 FT & LESS RD R/W

Parcel 232917-000000-042110:

BEG SW COR OF SE1/4 OF SW1/4 OF SEC E ALONG S SEC LINE 175 FT N 365 FT W 175 FT S TO POB LESS RD R/W

APPENDIX
ASSESSMENT TABLES

APPENDIX TABLE 1
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT LAND USE PLAN
FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

<u>Development Phase (1)</u>	<u>Description</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date</u>	<u>Number of Lots/Units</u>
Phase II	Single-Family Lot	2015	2016	207
Phase III	Single-Family Lot	2016	2018	1,431
Phase III	Multi-Family Unit	2016	2018	450
Total				2,088

(1) Phase I of the overall P.U.D. is complete and not included within the boundaries of the District.

APPENDIX TABLE 2
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
CIP COST ESTIMATES
FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

<u>Infrastructure Component</u>	<u>Estimated Costs,</u>		<u>Total Costs, all Phases</u>
	<u>Phase II</u>	<u>Phase III</u>	
Offsite Improvs & PH 3 Master Blvd	\$0	\$4,443,450	\$4,443,450
Stormwater Management	\$3,654,000	\$15,649,500	\$19,303,500
Utilities (Water and Sewer)	\$1,363,000	\$5,333,200	\$6,696,200
Roadways	\$1,305,000	\$5,059,800	\$6,364,800
Entry Features and Signage	\$750,000	\$860,000	\$1,610,000
Amenities	\$1,000,000	\$1,600,000	\$2,600,000
Contingency	\$700,000	\$1,980,000	\$2,680,000
Totals	\$8,772,000	\$34,925,950	\$43,697,950

APPENDIX TABLE 3
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED BOND FINANCING DETAILS
FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

<u>Bond Fund</u>	<u>Value (1)</u>
Construction/Acquisition Fund	\$43,697,950
Debt Service Reserve	\$2,906,500
Capitalized Interest	\$2,192,969
Costs of Issuance (Including Underwriter's Fee)	\$1,200,000
Contingency	\$2,581
Total Bond Principal	\$50,000,000
Average Annual Interest Rate:	7.50%
Term (Years):	30
Capitalized Interest Through:	November 1, 2017
Capitalized Interest (Months):	35
Maximum Net Annual Debt Service:	\$4,233,562

(1) The values shown are estimated and subject to change. Future supplemental assessment methodology report(s) will outline the actual details of the District's bond issuance(s).

APPENDIX TABLE 4
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
ERU VALUE ASSIGNMENTS
FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

Phase	Planned Lots/Units	ERU Value per Lot/Unit	ERU Values, all Lots/Units	% of ERUs per Category
Phase II Single-Family	207	1.0	207	10.7%
Phase III Single-Family	1,431	1.0	1,431	74.1%
Phase III Multi-Family	450	0.65	293	15.2%
Totals	2,088		1,931	100.0%

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include an 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

APPENDIX TABLE 5
TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED MAXIMUM BOND ASSESSMENTS
FIRST AMENDMENT - MASTER ASSESSMENT METHODOLOGY

Phase	Planned Lots/Units	% of ERUs per		Bond Principal		Bond Principal	
		Category	Assmt./Category	Assmt./Lot/Unit	Assmt. per Lot/Unit	Assmt. per Lot/Unit	Assmt. per Lot/Unit
Phase II Single-Family	207	10.7%	\$5,361,305		\$25,900		\$25,900
Phase III Single-Family	1,431	74.1%	\$37,062,937		\$25,900		\$25,900
Phase III Multi-Family	450	15.2%	\$7,575,758		\$16,835		\$16,835
Totals	2,088	100.0%	\$50,000,000				

Phase	% of ERUs per Category	Bond Net Annual		Bond Gross	
		Assmt./Category	Assmt. per Lot/Unit	Annual Assmt./Category (1)	Annual Assmt./Unit (1)
Phase II Single-Family	10.7%	\$453,948	\$2,193	\$488,117	\$2,358
Phase III Single-Family	74.1%	\$3,138,165	\$2,193	\$3,374,371	\$2,358
Phase III Multi-Family	15.2%	\$641,449	\$1,425	\$689,730	\$1,533
Totals	100.0%	\$4,233,562		\$4,552,217	

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include an 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



**Towne Park
Community Development District**

Resolution 2018-09

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities and improvements (collectively hereinafter referred to as the “Amenity Facilities”); and

WHEREAS, in connection with its ownership and operation of the Amenity Facilities and in accordance with Chapter 190, *Florida Statutes*, the Board of Supervisors of the District (the “Board”) desires to adopt policies governing the use of the Amenity Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the *Amenity Policies and Rates* (the “Amenity Policies”) which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and are incorporated herein by this reference.

SECTION 2. The Amenity Policies set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the efficient operation of the District, and shall remain in full force and effect unless revised or repealed by the District by motion at a noticed meeting of the District’s Board.

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

SECTION 4. This Resolution shall become effective upon its passage, and shall remain in effect unless rescinded or repealed.

[CONTINUED ON NEXT PAGE]

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

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

Amenity Facilities Policies

**Towne Park
Community Development District**

**Proposal for Trustee Services, Series 2018 Bonds
(Assessment Area 2B Project and Assessment Area 3A
Project)**



U.S. Bank, N.A.
Global Corporate Trust Group
225 E. Robinson Street, Suite 250
Orlando, FL 32801

James Audette
Vice President
Email: james.audette@usbank.com
Phone: 407-835-3820 Fax: 407-835-3814

Date: March 21, 2018

Town Park Community Development District
c/o Fishkind & Associates, Inc.
District Manager
12051 Corporate Blvd.
Orlando, Florida 32817

janeg@fishkind.com

Re: Town Park Community Development District Special Assessment Bonds, Series 2018
(Assessment Area 2B Project and Assessment Area 3A Project)

Dear Jane:

U.S. Bank appreciates the opportunity to work with the District on this transaction. Our fees for Trustee, Paying Agent and Registrar for the referenced transaction are as follows:

Acceptance Fee (one-time fee)	\$ 1,250.00
Annual Trustee Administration Fee: (\$3,450.00 for the 2B and \$4,000.00 for the 3A)	\$ 7,450.00
Travel Expenses	\$ 100.00(estimated)
Total due at closing:	\$ 8,800.00
Trustee Counsel Fee (Not to exceed):	\$ 6,000.00

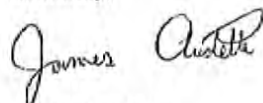
Trustee out of pocket expenses (postage, courier, faxes) will be billed at 7.75% of the annual administration fee in arrears.

Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. The fees set forth above and any subsequent modifications thereof are part of your agreement. Finalization of the transaction constitutes agreement to the above fee schedule, including agreement to any subsequent changes upon proper written notice. In the event your transaction is not finalized, any related out-of-pocket expenses will be billed to you directly. Absent your written instructions to sweep or otherwise invest, all sums in your account will remain un-invested and no accrued interest or other compensation will be credited to the account. Payment of fees constitutes acceptance of the terms and conditions set forth.

To help the government fight the funding of terrorism and money laundering activities, Federal Law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a Trust, or other legal entity, we ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification, and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

(1) The quoted fee does not include services as Disclosure Agent pursuant to Securities & Exchange Commission Rule 15c2-12, as amended. U.S. Bank will discuss this service with the Obligor if applicable pursuant to the terms of the bond issues.

Sincerely,



James Audette
Vice President



**Towne Park
Community Development District**

Payment Authorization Numbers 72 - 73

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #72

3/9/2018

Item No.	Payee	Invoice Number	General Fund
1	TP II, LLC Reimburse for 2017.11 Lakeland Electric Invoices		\$ 500.51
2	Floralawn Monthly Lawn Maintenance - 2018.03	79696	\$ 1,805.00
3	Supervisors Fees Rennie Heath Brian Walsh Joel Adams Jeffrey Shenefield	02.08.2018 02.08.2018 02.08.2018 02.08.2018	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
4	Carr Riggs & Ingram Initial Progress Billing - Audit FY17	16413419	\$ 4,000.00
5	Business Observer Legal Ad - 03.02.2018	18-00365K	\$ 46.75
TOTAL			\$ 7,152.26

Chairperson

TP II, LLC

101

Invoice #	Date	Description	Amount	Discount	Net Due
3241658-11/2/17B	11/02/17	Will be reimbursed by CDD - Per Jeff	76.55		76.55
3298815-11/2/17B	11/02/17	Will be reimbursed by CDD - Per Jeff	423.96		423.96

11/14/17 Ck #: 161 2905: Highland Holdings

Page 1 of 1

500.51

Safeguard USA 615.911.1111

Reimburse
TP II

Home

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=home>)

Customers

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=customers>)

Energy Toolset

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=energy-toolset>)

About Us

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=about-us>)

Contact Us

Quick Links



(<https://eservices.lakelandelectric.com/ToMainSite/?destination=contact-us>)

Payment Confirmation

Payment Details

Congratulations, your payment has been successfully processed! This transaction will be shown as "Lakeland Electric Quick Payment" on your bank statement. Though an e-mail has been sent to Ap@highlandhomes.org for your records you may also want to print this confirmation and retain it for your records.

NOTE: To avoid the possibility of customers accidentally making multiple payments our system has a five minute delay before a 2nd payment can be processed to the same account.

Account Number: 3298815
Payment Amount: \$ 423.96
Pay By: Checking *****0101
Payment Date: 11/14/2017
Your confirmation number is: 31852145645

[Done](#) | [Print](#) |

[Terms and Conditions \(Terms.aspx\)](#) | [KUBRA \(http://www.kubra.com\)](http://www.kubra.com)



TP2
Service Location:
3606 PEREGRINE WY # W/I
LAKELAND, FL 33811 US

ACCOUNT SUMMARY

Billing Date :	11/02/2017
Account Number :	3298815
Total Amount Due :	\$ 421.01
Payment Due Date :	11/30/2017
Payments/Credits since Last Bill :	\$ 0.00
Previous Balance Remaining :	\$ 46.17
DUE BY 11/16/2017 TO AVOID DISCONNECT	

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.5.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 55 @ 4.07.....	\$ 223.85	
Inside the City Utility Tax.....	\$ 34.08	
Current Water Irrigation Charges.....	\$	374.84

TOTAL CURRENT CHARGES \$ 374.84

TOTAL AMOUNT SUBJECT TO PENALTY AFTER 11/30/2017 \$ 421.01

Common area

per Jeff to be paid by CDD

per Jeff's email
TP2 to pay
and will be
reimb by CDD

\$121050

www.lakelandelectric.com

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

LB171102_0-1175-000003889

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.



000588 000003889



HIGHLAND HOLDINGS INC
C/O HIGHLAND INVESTORS, INC.
3020 S FLORIDA AVE STE 101
LAKELAND FL 33803-4058



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

PAYMENT SECTION

Account Number :	3298815
Disconnect Amt Due 11/16/2017	\$ 46.17
Total Amt Due 11/30/2017	\$ 421.01
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 000000000042101 000000032988156 0 000000000042101 000000032988156

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	30009233	11/01/2017	87	10/03/2017	0	29	87	0	0

Important Phone Numbers

Electric / Water Billing Inquiries 863-834-9535
 Wastewater / Solid Waste Billing 863-834-8276
 Fallen Power Lines / Water Outages..... 863-834-4248
 False Alarms (Lakeland Police Dept)..... 863-834-6940
 Miscellaneous Fire Dept Billings 863-834-8201

24-Hour Power Outage Reporting 866-834-4248
 24-Hour Payment Hotline 863-834-9535
 TDD (For Hearing Impaired) 863-834-8333
 Recycling 863-834-8774
 Surge Protection 863-834-1500

Lakeland Electric collects social security numbers for the following purposes: account classification; customer identification; verification; billing; payment; creditworthiness and any lawful purposes in the conduct of Lakeland Electric business.

Please Change Mailing Address To:

Telephone Number:

EXPRESS PAY KIOSK LOCATIONS

Drive-Through Kiosk

Lakeland Electric - 501 E. Lemon Street

Walk-Up Kiosk

Larry R Jackson Library - 1700 N. Florida Ave.

Kelly Recreation Center - 404 Imperial Blvd.

Town Center - 989 E Memorial Blvd.

Home

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=home>)

Customers

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=customers>)

Energy Toolset

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=energy-toolset>)

About Us

(<https://eservices.lakelandelectric.com/ToMainSite/?destination=about-us>)

Contact Us

Quick Links



(<https://eservices.lakelandelectric.com/ToMainSite/?destination=contact-us>)

Payment Confirmation

Payment Details

Congratulations, your payment has been successfully processed! This transaction will be shown as "Lakeland Electric Quick Payment" on your bank statement. Though an e-mail has been sent to Ap@highlandhomes.org for your records you may also want to print this confirmation and retain it for your records.

NOTE: To avoid the possibility of customers accidentally making multiple payments our system has a five minute delay before a 2nd payment can be processed to the same account.

Account Number: 3241658
Payment Amount: \$ 76.55
Pay By: Checking *****0101
Payment Date: 11/14/2017
Your confirmation number is: 31852250740

[Done](#) | [Print](#)

[Terms and Conditions \(Terms.aspx\)](#) | [KUBRA \(http://www.kubra.com\)](http://www.kubra.com)



Retain This Portion For Your Records

TP

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

ACCOUNT SUMMARY

Billing Date :	11/02/2017
Account Number :	3241658
Total Amount Due :	\$ 73.60
Payment Due Date :	11/30/2017
Payments/Credits since Last Bill :	\$ 0.00
Previous Balance Remaining :	\$ 46.17
DUE BY 11/16/2017 TO AVOID DISCONNECT	

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Inside the City Utility Tax.....	\$ 2.49	
Current Water Irrigation Charges.....		\$ 27.43
TOTAL CURRENT CHARGES		\$ 27.43
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 11/30/2017		\$ 73.60

certification
common area-private
- across from all
- near drainage easement
per Jeff to be paid by CDB
\$121050

per Jeff's email 11/14/17
TP2 to pay
and be reimb.
by CDB

www.lakelandelectric.com

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

LB171102_0-1123-000003893

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.



000562 000003893



HIGHLAND HOLDINGS INC
C/O HIGHLAND INVESTORS, INC.
3020 S FLORIDA AVE STE 101
LAKELAND FL 33803-4058



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 0000000000007360 000000032416588 0 0000000000007360 000000032416588

CITY OF LAKELAND DEPARTMENT OF ELECTRIC UTILITIES

Service Reading	Meter Number	Current Read Date	Current Reading	Prior Read Date	Prior Reading	No. of Days	Billed Usage	Prior Month	Same Month Last Year
Water-1000 gal	53499210	11/01/2017	0	10/03/2017	0	29	0	0	0

Important Phone Numbers

Electric / Water Billing Inquiries	863-834-9535	24-Hour Power Outage Reporting	866-834-4248
Wastewater / Solid Waste Billing	863-834-8276	24-Hour Payment Hotline	863-834-9535
Fallen Power Lines / Water Outages	863-834-4248	TDD (For Hearing Impaired)	863-834-8333
False Alarms (Lakeland Police Dept)	863-834-6940	Recycling	863-834-8774
Miscellaneous Fire Dept Billings	863-834-8201	Surge Protection	863-834-1500

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Please Change Mailing Address To:

Telephone Number:

EXPRESS PAY KIOSK LOCATIONS

Drive-Through Kiosk
Lakeland Electric - 501 E. Lemon Street

Walk-Up Kiosk
Larry R Jackson Library - 1700 N. Florida Ave.
Kelly Recreation Center - 404 Imperial Blvd.
Town Center - 989 E Memorial Blvd.



501 E Lemon St. Lakeland, FL 33801

000012 000000781

HIGHLAND HOLDINGS INC
3020 S FLORIDA AVE STE 101
LAKELAND FL 33803-4058



November 10, 2017

Highland Holdings Inc
3020 S Florida Ave Ste 101
Lakeland, FL 33803-4058



Account Number: 3298815
RE: **Past Due Notice**
Service Location: 3606 Peregrine Wy # W/I

To Whom It May Concern:

Please accept this letter as a friendly reminder regarding your account. We noticed your previous balance was not paid by the due date shown on your bill. A minimum payment of \$46.17 is required to post on your account by 11/16/2017 to avoid interruption of your utility service. Once service is disconnected, in addition to the cutoff amount, any past due amounts will need to be paid before service is restored. A service restoration fee of \$16.00 is also required to have service restored during regular business hours. An additional charge of \$45.00 will be required to restore services Monday through Friday after 6:00 p.m.

Service restoration for delinquent reconnects will be performed on Saturdays after 1:00 PM for those customers that have paid their bill in full no later than 12:00 Noon on Saturday. The restoration fee of \$16.00 and the additional fee of \$45.00, both apply. If payment is not received by Noon Saturday, the reconnect will not be worked until the next business day.

Please note that if you have made a payment arrangement, as long as the arrangement is upheld your service will not be terminated.

If you have any questions please call Customer Service at (863) 834-9535 or log onto our website at www.lakelandelectric.com for additional payment options. Our Call Center hours of operation are Monday through Friday 7:30 a.m. until 8:00 p.m. E.S.T.

If you have already made payment please disregard this notice, thank you for allowing us to serve you.

Sincerely,
Lakeland Electric

LTR_0094
01/12/17



501 E Lemon St. Lakeland, FL 33801

000013 000000781



HIGHLAND HOLDINGS INC
3020 S FLORIDA AVE STE 101
LAKELAND FL 33803-4058



November 10, 2017

Highland Holdings Inc
3020 S Florida Ave Ste 101
Lakeland, FL 33803-4058



Account Number: 3241658
RE: **Past Due Notice**
Service Location: 5107 White Egret Ln # W/I

To Whom It May Concern:

Please accept this letter as a friendly reminder regarding your account. We noticed your previous balance was not paid by the due date shown on your bill. A minimum payment of \$46.17 is required to post on your account by 11/16/2017 to avoid interruption of your utility service. Once service is disconnected, in addition to the cutoff amount, any past due amounts will need to be paid before service is restored. A service restoration fee of \$16.00 is also required to have service restored during regular business hours. An additional charge of \$45.00 will be required to restore services Monday through Friday after 6:00 p.m.

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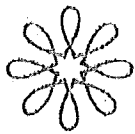
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If you have already made payment please disregard this notice, thank you for allowing us to serve you.

Sincerely,
Lakeland Electric

LTR_0094
01/12/17



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
3/1/2018	79696

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn maintenance Billing For March 2018	1,805.00	1,805.00

Thank you for your business.	Total	\$1,805.00
	Balance Due	\$1,805.00

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

Towne Park Community Development District

Date of Meeting: February 8, 2018

Board Members:	Attendance	Fee
1. Rennie Heath	<u>x (p)</u>	<u>\$200</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>\$800</u>

Approved For Payment:


Manager

2/28/18
Date



Towne Park CDD
c/o Fishkind & Associates
12051 Corporate Blvd
Orlando, FL 32817

Invoice No. 16413419 (include on check)
Date 02/28/2018
Client No. 20-05337.000

Professional services rendered as follows:

Initial progress billing on audit of financial statements
as of September 30, 2017. \$ 4,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 02/28/2018 Client No: 20-05337
Invoice Number: 16413419 Total Amount Due: \$ 4,000.00 Towne Park CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 18-00365K

Date 03/02/2018

Attn: Jane Gaarlandt
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 # 18-00365K

\$46.75

Notice of Board of Supervisors' Meeting
RE: Towne Park Community Development District
Published: 3/2/2018

Important Message

Paid
Total

0
\$46.75

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, March 8, 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.

District Manager
March 2, 2018

18-00365K

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

NOTICE

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

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #73

3/23/2018

Item No.	Payee	Invoice Number	General Fund
1	Fishkind & Associates, Inc. DM Fee and Reimbursables - 2018.03	22375	\$ 2,230.83
2	The Ledger Legal Ad - 03.14.2018 Suprvisors Meeting	L060G0IE57	\$ 271.83
3	Lakeland Electric Billing Date 03.06.2018 Billing Date 03.06.2018	3555224.2018.03 3555225-2018.03	\$ 191.20 \$ 220.52
4	Business Observer Legal Ad - 03.16.2018 Legal Ad - 03.09.2018	18-00441K 18-00401K	\$ 91.38 \$ 31.88
5	Hamilton Engineering & Surveying, Inc. Services from 02.03.2018 to 03.02.2018	55763	\$ 3,292.50
6	Supervisors Fees Brian Walsh Joel Adams Jeffrey Shenefield	03.08.2018 03.08.2018 03.08.2018	\$ 200.00 \$ 200.00 \$ 200.00

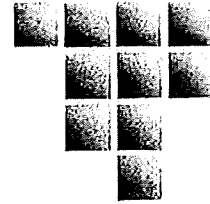
TOTAL \$ 6,930.14



Chairperson

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

FISHKIND
& ASSOCIATES



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

RECEIVED MAR 16 2018

Invoice

Invoice #:	22375
3/16/2018	

File: TowneParkDM

Towne Park CDD

Services:	Amount
District Management Fee: March 2018	2,083.33
Website Fee	75.00
UPS	7.48
Postage	3.82
Copies	61.20

**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

\$2,230.83

Copy Count

Account: Towne Park

Amount of Copies: 408

Total \$: 61.20

Month: February



Invoice No 1802032602
 Invoice Date 02/07/2018
 Account No W203899987/1Y9R28
 Account FISHKIND & ASSOCIATES

Invoice Detail				Billing		List Discount	
				Price		Price	
UPS No: 1Z1Y9R28039982887	Shipper	Receiver	Freight				
Pickup Date 01/26/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	11.71		9.37	
Service Level Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB		0.74		0.59	
Weight 1 lb	ORLANDO	1200 ENERGY PARK DRIVE					
Zone 006	FL 32817	SAINT PAUL					
Payer Shipper	AMANDA LANE	MN 55108					
		LOCKBOX SERVICES-12-	Total	12.45		9.96	
Bill Reference: GID,HMii,MCID,LRSID,Silver,Towne				Sub Total	12.45	9.96	
				1 count			

\$11.66

1.66+
 2.49+
 3.33+
 4.48+

UPS No: 1Z1Y9R280398095991		Shipper FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817		Receiver U.S. BANK, N.A.-CDD EP-MN-01LB 1200 ENERGY PARK DRIVE SAINT PAUL MN 55108 LOCKBOX SERVICES-12-		Freight Fuel Surcharge		11.71 0.74		9.37 0.59			
Pickup Date 01/19/2018	Service Level Commercial Ground	Weight 1 lb	Zone 006	Payer Shipper									
Bill Reference: Grove, HMii, LRSD, Towne													
Shipper AMANDA LANE Grove, HMii, LRSD, Towne										1 count			
Total										12.45		9.96	
Sub Total										12.45		9.96	

\$2.49

UPS No: 1Z1Y9R280394765523

Pickup Date 02/02/2018

Service Level Commercial Ground

Weight 1 lb

Zone 006

Payer Shipper

Shipper

FISHKIND & ASSOCIATES

12051 CORPORATE BLVD

ORLANDO

FL 32817

Receiver

U.S. BANK, N.A.-CDD

EP-MN-01LB

1200 ENERGY PARK DRIVE

SAINT PAUL

MN 55108

LOCKBOX SERVICES-12-

AMANDA LANE

Bill Reference: HMii, Holly, Towne

HMii, Holly, Towne

1 count

Freight 11.71

Fuel Surcharge 0.76

Total 12.47

Sub Total 12.47

\$3.33

Account Summary Report

Date Range: Feb 1, 2018 to Feb 28th, 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
Towne Park COD		7	\$3.820
Grand Total			\$3.820

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

		INVOICE NUMBER
		L060G0IE57
		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 WTH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
3/14/2018	L060G0IE57	BOARD OF SUPERVISORS MEETING	1 X 56		\$ 271.83
BILLED ACCOUNT NUMBER: 734340					TOTAL AMOUNT DUE
					\$271.83



Service Location:
6107 WHITE EGRET LN # W/I
LAKELAND, FL 33811 US

ACCOUNT SUMMARY

Billing Date :	03/06/2018
Account Number :	3555224
Total Amount Due :	\$ 191.20
Payment Due Date :	04/03/2018
Payments/Credits since Last Bill :	\$ -437.66
Previous Balance was a Credit :	\$ -4.56

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.5.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 15 @ 4.07.....	\$ 61.05	
Inside the City Utility Tax.....	\$ 17.80	
Current Water Irrigation Charges.....		\$ 195.76
TOTAL CURRENT CHARGES		\$ 195.76
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 04/03/2018		\$ 191.20

Cyma
3.15.18
001-658-8005-43-01

PAYB paid ✓ #1198 3.15.18

www.lakelandelectric.com

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

LE180306_0-141-000004007

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.



000071 000004007



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 :	3555224
Total Amt Due 04/03/2018	\$ 191.20
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 000000000019120 000000035552249 0 000000000019120 000000035552249



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

ACCOUNT SUMMARY

Billing Date :	03/06/2018
Account Number :	3555225
Total Amount Due :	\$ 220.52
Payment Due Date :	04/03/2018
Payments/Credits since Last Bill :	\$ -769.03
Previous Balance was a Credit :	\$ -6.58

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 24.94	
Water-1000 gal - 13 @ 2.5.....	\$ 32.50	
Water-1000 gal - 19 @ 3.13.....	\$ 59.47	
Water-1000 gal - 22 @ 4.07.....	\$ 89.54	
Inside the City Utility Tax.....	\$ 20.65	
Current Water Irrigation Charges.....		\$ 227.10
TOTAL CURRENT CHARGES		\$ 227.10
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 04/03/2018		\$ 220.52

Cyma
 3.15.18
 001-053-3000-4/3-18
 PATB

www.lakelandelectric.com

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

LB 100300_0-143-000001007

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.



000072 000004007



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

PAYMENT SECTION

Account Number :	3555225
Total Amt Due 04/03/2018	\$ 220.52
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 000000000022052 000000035552256 0 000000000022052 000000035552256

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-00441K

Date 03/16/2018

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 # 18-00441K

\$91.38

Notice of Rulemaking for Amenity Center Rules and Rates

RE: Towne Park Community Development District

Published: 3/16/2018

Important Message

Paid

()

Total

\$91.38

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

NOTICE OF RULEMAKING FOR AMENITY CENTER RULES AND RATES BY TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Towne Park Community Development District on April 12, 2018, at 11:00 a.m., at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803.

In accordance with Chapters 190 and 120, Florida Statutes, the Towne Park Community Development District ("District") hereby gives the public notice of its intent to adopt proposed rules related to the use of the District's recreational facilities. The public hearing will provide an opportunity for the public to address proposed rules that: (1) address the requirements for the use and suspension and termination from use of the District's facilities including, but not limited to, its clubhouse, fitness center, playground, and swimming pool facility; (2) establish the non-resident user and rental fees for the use of such facilities; and (3) establish violation and penalty policies. The proposed fees are as follows:

TYPE	RATE
Annual User Fee	\$2500.00
Additional Household Member Access Card	\$10.00
Replacement Access Card	\$30.00
Amenity Rental Deposit	\$150.00
Amenity Rental Fee	\$100.00

The proposed rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Center Policies is to provide for efficient District operations by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, *Florida Statutes* (2017). Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the Business Observer on March 9, 2018.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (407) 382-3256. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed rule may be obtained by contacting the District Manager, 12051 Corporate Boulevard, Orlando, Florida 32817.
March 16, 2018

18-00441K

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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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-00401K

Date 03/09/2018

Attn: Jane Gaarlandt
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 # 18-00401K

\$31.88

Notice of Rule Development

RE: Towne Park Community Development District

Published: 3/9/2018

Important Message

Paid
Total

0

\$31.88

RECEIVED MAR 12 2018

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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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY

THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives notice of its intention to develop rules regarding the use and suspension, termination of use, and establishing fees related to the use of the District's recreational facilities and services. The purpose and effect of these rules is to provide for efficient and effective District operations by setting rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, *Florida Statutes* (2017). A public hearing will be conducted by the District on April 12, 2018, at 11:00 a.m., at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803. A copy of the proposed rules may be obtained by contacting the District Manager, at the address above or at (407) 382-3256.

Jane Gaarlandt
District Manager

March 9, 2018

18-00401K

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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Invoice

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

Towne Park CDD
12051 Corporate Blvd
Orlando, FL 32817

March 6, 2018
Project No: 03271.0002
Invoice No: 55763
Project Manager: Heather Wertz

Project 03271.0002 Towne Park Estates
Professional Services for the Period: February 3, 2018 to March 2, 2018

Phase 030 Engineering Services - Hourly

Professional Personnel

		Hours	Rate	Amount
Principal/Sr Project Mgr				
Wertz, Heather	2/6/2018	.50	190.00	95.00
Wertz, Heather	2/7/2018	.50	190.00	95.00
Wertz, Heather	2/8/2018	.50	190.00	95.00
Wertz, Heather	2/9/2018	.50	190.00	95.00
Wertz, Heather	2/23/2018	2.00	190.00	380.00
Wertz, Heather	2/26/2018	2.00	190.00	380.00
Wertz, Heather	2/27/2018	2.00	190.00	380.00
Wertz, Heather	2/28/2018	2.00	190.00	380.00
Wertz, Heather	3/1/2018	2.00	190.00	380.00
Wertz, Heather	3/2/2018	2.00	190.00	380.00
Constr Admin Director				
Lee, Robert	2/5/2018	1.50	115.00	172.50
Lee, Robert	2/6/2018	2.00	115.00	230.00
Lee, Robert	2/9/2018	2.00	115.00	230.00
Totals		19.50		3,292.50
Total Labor				3,292.50

Total for this Section: \$3,292.50

TOTAL DUE THIS INVOICE: \$3,292.50

Billed-to-Date

	Current	Prior	Total
Labor	3,292.50	1,467.50	4,760.00
Totals	3,292.50	1,467.50	4,760.00

Project	03271.0002	Towne Park Estates	Invoice	55763
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Billing Backup

Friday, March 9, 2018

Hamilton Engineering & Surveying, Inc.

Invoice 55763 Dated 3/6/2018

5:24:56 PM

Project	03271.0002	Towne Park Estates		
Phase	030	Engineering Services - Hourly		

Professional Personnel

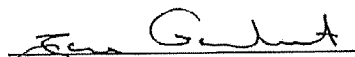
		Hours	Rate	Amount	
Principal/Sr Project Mgr					
10 - Wertz, Heather	2/6/2018	.50	190.00	95.00	
10 - Wertz, Heather	2/7/2018	.50	190.00	95.00	
10 - Wertz, Heather	2/8/2018	.50	190.00	95.00	
10 - Wertz, Heather	2/9/2018	.50	190.00	95.00	
10 - Wertz, Heather	2/23/2018	2.00	190.00	380.00	
10 - Wertz, Heather	2/26/2018	2.00	190.00	380.00	
10 - Wertz, Heather	2/27/2018	2.00	190.00	380.00	
10 - Wertz, Heather	2/28/2018	2.00	190.00	380.00	
10 - Wertz, Heather	3/1/2018	2.00	190.00	380.00	
10 - Wertz, Heather	3/2/2018	2.00	190.00	380.00	
Constr Admin Director					
24 - Lee, Robert	2/5/2018	1.50	115.00	172.50	
24 - Lee, Robert	2/6/2018	2.00	115.00	230.00	
24 - Lee, Robert	2/9/2018	2.00	115.00	230.00	
Totals		19.50		3,292.50	
Total Labor					3,292.50
Total for this Section:					\$3,292.50
					\$3,292.50
Total this Report					\$3,292.50

Towne Park Community Development District

Date of Meeting: March 8, 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

3/9/18
Date



**Towne Park
Community Development District**

Monthly Financials

Towne Park CDD
Statement of Financial Position
As of 2/28/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$13,517.72				\$13,517.72
Accounts Receivable - Due from Developer	263.55				263.55
Assessments Receivable	53,949.20				53,949.20
Deposits	2,700.00				2,700.00
Debt Service Reserve Bond		\$210,137.50			210,137.50
Revenue Bond		12,197.51			12,197.51
Prepayment Bond		148,137.59			148,137.59
Acquisition/Construction Bond			\$3,422.25		3,422.25
Total Current Assets	<u>\$70,430.47</u>	<u>\$370,472.60</u>	<u>\$3,422.25</u>	<u>\$0.00</u>	<u>\$444,325.32</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$370,472.60	\$370,472.60
Amount To Be Provided				2,484,527.40	2,484,527.40
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,855,000.00</u>	<u>\$2,855,000.00</u>
Total Assets	<u><u>\$70,430.47</u></u>	<u><u>\$370,472.60</u></u>	<u><u>\$3,422.25</u></u>	<u><u>\$2,855,000.00</u></u>	<u><u>\$3,299,325.32</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$1,590.42				\$1,590.42
Deferred Revenue	53,949.20				53,949.20
Total Current Liabilities	<u>\$55,539.62</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$55,539.62</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$2,855,000.00	\$2,855,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,855,000.00</u>	<u>\$2,855,000.00</u>
Total Liabilities	<u><u>\$55,539.62</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,855,000.00</u></u>	<u><u>\$2,910,539.62</u></u>
<u>Net Assets</u>					
					0.00
Current Year Net Assets, Unrestricted	(1,467.50)				(1,467.50)
Net Assets - General Government	\$4,088.57				\$4,088.57
Current Year Net Assets - General Government	12,269.78				12,269.78
Net Assets, Unrestricted		\$257,385.71			257,385.71
Current Year Net Assets, Unrestricted		113,086.89			113,086.89
Net Assets, Unrestricted			\$3,419.68		3,419.68
Current Year Net Assets, Unrestricted			2.57		2.57
Total Net Assets	<u><u>\$14,890.85</u></u>	<u><u>\$370,472.60</u></u>	<u><u>\$3,422.25</u></u>	<u><u>\$0.00</u></u>	<u><u>\$388,785.70</u></u>
Total Liabilities and Net Assets	<u><u>\$70,430.47</u></u>	<u><u>\$370,472.60</u></u>	<u><u>\$3,422.25</u></u>	<u><u>\$2,855,000.00</u></u>	<u><u>\$3,299,325.32</u></u>

Towne Park CDD
Statement of Activities
As of 2/28/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Off-Roll Assessments	\$55,597.01				\$55,597.01
Inter-Fund Transfers In	(1,467.50)				(1,467.50)
Off-Roll Assessments		\$300,710.15			300,710.15
Inter-Fund Transfers In			\$1,467.50		1,467.50
Total Revenues	<u>\$54,129.51</u>	<u>\$300,710.15</u>	<u>\$1,467.50</u>	<u>\$0.00</u>	<u>\$356,307.16</u>
<u>Expenses</u>					
D&O Insurance	\$2,356.00				\$2,356.00
Trustee Services	2,788.03				2,788.03
Management	10,416.65				10,416.65
Dissemination Agent	4,000.00				4,000.00
District Counsel	1,875.96				1,875.96
Postage & Shipping	78.59				78.59
Legal Advertising	342.13				342.13
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
Water	8,564.98				8,564.98
General Insurance	2,946.00				2,946.00
Landscaping Maintenance & Material	9,410.12				9,410.12
Principal Payments Bond		\$105,000.00			105,000.00
Interest Payments Bond		82,846.88			82,846.88
Engineering			\$1,467.50		1,467.50
Total Expenses	<u>\$43,328.46</u>	<u>\$187,846.88</u>	<u>\$1,467.50</u>	<u>\$0.00</u>	<u>\$232,642.84</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$1.23				\$1.23
Interest Income		\$223.62			223.62
Interest Income			\$2.57		2.57
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1.23</u>	<u>\$223.62</u>	<u>\$2.57</u>	<u>\$0.00</u>	<u>\$227.42</u>
Change In Net Assets	\$10,802.28	\$113,086.89	\$2.57	\$0.00	\$123,891.74
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>\$14,890.85</u></u>	<u><u>\$370,472.60</u></u>	<u><u>\$3,422.25</u></u>	<u><u>\$0.00</u></u>	<u><u>\$388,785.70</u></u>

Towne Park CDD
Budget to Actual
For the Month Ending 02/28/2018

	Year To Date			FY 2018
	Actual	Budget	Variance	Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$55,597.01	\$0.00	\$55,597.01	\$0.00
Developer Contributions	0.00	68,750.00	(68,750.00)	165,000.00
Net Revenues	\$55,597.01	\$68,750.00	\$(13,152.99)	\$165,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$0.00	\$1,666.67	\$(1,666.67)	\$4,000.00
D&O Insurance	2,356.00	\$1,041.67	1,314.33	2,500.00
Trustee Services	2,788.03	\$1,666.67	1,121.36	4,000.00
Management	10,416.65	\$10,416.67	(0.02)	25,000.00
Engineering	0.00	\$4,166.67	(4,166.67)	10,000.00
Dissemination Agent	4,000.00	\$0.00	4,000.00	0.00
District Counsel	1,875.96	\$10,416.67	(8,540.71)	25,000.00
Audit	0.00	\$2,083.33	(2,083.33)	5,000.00
Travel and Per Diem	0.00	\$208.33	(208.33)	500.00
Telephone	0.00	\$83.33	(83.33)	200.00
Postage & Shipping	78.59	\$62.50	16.09	150.00
Copies	0.00	\$625.00	(625.00)	1,500.00
Legal Advertising	342.13	\$2,083.33	(1,741.20)	5,000.00
Bank Fees	0.00	\$104.17	(104.17)	250.00
Miscellaneous	0.00	\$3,437.50	(3,437.50)	8,250.00
Web Site Maintenance	375.00	\$375.00	0.00	900.00
Dues, Licenses, and Fees	175.00	\$104.17	70.83	250.00
Water	8,564.98	\$0.00	8,564.98	0.00
Aquatic Contract	0.00	\$4,166.67	(4,166.67)	10,000.00
General Insurance	0.00	\$1,041.67	(1,041.67)	2,500.00
Property & Casualty	2,946.00	\$2,083.33	862.67	5,000.00
Clubhouse & Pool Maintenance	0.00	\$4,166.67	(4,166.67)	10,000.00
Landscaping Maintenance & Material	9,410.12	\$16,666.67	(7,256.55)	40,000.00
Streetlights	0.00	\$2,083.33	(2,083.33)	5,000.00
Total General & Administrative Expenses	\$43,328.46	\$68,750.00	\$(25,421.54)	\$ 165,000.00
Total Expenses	\$43,328.46	\$68,750.00	\$(25,421.54)	\$ 165,000.00
Income (Loss) from Operations	\$12,268.55	\$0.00	\$12,268.55	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$1.23	\$0.00	\$1.23	\$ -
Total Other Income (Expense)	\$1.23	\$0.00	\$1.23	\$ -
Net Income (Loss)	\$12,269.78	\$0.00	\$12,269.78	\$ -