

Towne Park Community Development District

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

www.towneparkcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Towne Park Community Development District, scheduled to be held **Thursday, December 13, 2018 at 11:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland, Florida 33803**. As always, the personal attendance of three Board Members will be required to constitute a quorum.

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

Phone: **1-866-546-3377**

Participant Code: **964985**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- Administration of the Oath of Office to Newly Elected Board Members
- 1. Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election
- 2. Consideration of Resolution 2019-02, Appointing District Officers
- 3. Consideration of Minutes of the October 11, 2018 Board of Supervisors Meeting and the November 8, 2018 Landowners' Meetings

Business Matters

- 4. Consideration of Proposal for Underground Electrical Crossings
- 5. Ratification of Floralawn Proposal for Plant Replacement
- 6. Ratification of Proposal for Pond 1 Hydrilla Treatment
- 7. Consideration of Payment Authorization No. 91 - 95
- 8. Consideration of Monthly Financials

Other Business

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

**Towne Park
Community Development District**

**Administration of the Oath of Office to Newly Elected
Board Members**

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

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF POLK

The foregoing oath was administered before me this ____ day of _____, 2018, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Towne Park Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____



**Towne Park
Community Development District**

Resolution 2019-01

RESOLUTION 2019-01

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 13TH DAY OF DECEMBER, 2018.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman, Board of Supervisors

1. Name: _____

2. Address: _____

3. City: _____

4. State: _____

5. Zip: _____

6. Phone: _____

7. Email: _____

8. Date: _____

9. Time: _____

10. Location: _____

11. Subject: _____

12. Topic: _____

13. Issue: _____

14. Problem: _____

15. Solution: _____

16. Conclusion: _____

17. Summary: _____

18. Final: _____

19. Total: _____

**Towne Park
Community Development District**

Resolution 2019-02

RESOLUTION 2019-02

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

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

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

PASSED AND ADOPTED THIS 13TH DAY OF DECEMBER, 2018.

TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

1. Introduction

2. Background

3. Methodology

4. Results

5. Discussion

6. Conclusion

7. References

8. Appendix

9. Glossary

10. Index

11. Acknowledgments

12. About the Authors

13. Contact Information

14. Declaration of Interest

15. Funding Source

16. Data Availability

17. Ethics Approval

18. Supplementary Materials

19. Additional Resources

**Towne Park
Community Development District**

Minutes

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, October 11, 2018 at 11:08 a.m.

The Offices of Highland Homes

3020 S. Florida Avenue, Suite 101

Lakeland, Florida 33803

Board Members present at roll call:

Joel Adams	Board Member
Jeffrey Shenefield	Board Member
Brian Walsh	Board Member

Also Present:

Jane Gaarlandt	Fishkind & Associates, Inc.
Denise Abercrombie	Highland Homes (by phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the July 12, 2018 Board of Supervisors' Meeting

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

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

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

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

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

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

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

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

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

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

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

SEVENTH ORDER OF BUSINESS

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

The Board reviewed the ChoiceNetworks proposal.

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

EIGHTH ORDER OF BUSINESS

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

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

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

NINTH ORDER OF BUSINESS

Review of Monthly Financials

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

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Not Present

District Engineer – Not Present

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

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

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

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

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

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

There were no audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

Thursday November 8, 2018 at 11:04 a.m.

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

Present:

Brian Walsh

Jeff Shenefield

Jane Gaarlandt

Sarah Warren

Fishkind & Associates, Inc.

Hopping Green & Sams, P.A. (via phone)

FIRST ORDER OF BUSINESS

Call to Order

The Towne Park Community Development District landowners' meeting was called to order at 11:04 a.m. Ms. Gaarlandt confirmed that the election had been properly noticed in the Lakeland Ledger.

SECOND ORDER OF BUSINESS

Appointment of Chairperson for the Purpose of Conducting the Landowners' Meeting

Ms. Gaarlandt, as District Manager, served as the chair for the District's landowners' meeting.

THIRD ORDER OF BUSINESS

Determination of Number of Voting Units Represented or Assigned by Proxy

The owners of land within the District or any landowner proxy holders were asked to identify themselves. Mr. Shenefield presented landowner proxy forms, which outlined that he was the authorized proxy holder for Towne Park II, LLC and Highland Holdings, Inc. Ms. Gaarlandt presented a landowner proxy form signed by JD Alexander on behalf of Riverstone LLC naming Ms. Gaarlandt as the proxyholder. The proxy forms indicated that Towne Park II, LLC has 192 votes and Highland Holdings has 33 votes. Ms. Gaarlandt has 443 on behalf of Riverstone LLC.

FOURTH ORDER OF BUSINESS

Acceptance of Nominations for the Board of Supervisors

Ms. Gaarlandt noted that Seat 2 currently held by Mr. Heat, Seat 3 currently held by Mr. Shapiro, and Seat 5 currently held by Mr. Shenefield are up for election.

Mr. Shenefield nominated Mr. Heath, Mr. Shapiro, and himself. Mr. Gaarlandt nominated Mr. Heath, Mr. Shapiro, and Mr. Shenefield.

The two persons receiving the highest numbers of votes will serve 4-year terms and the person receiving the next highest number will serve a 2-year term.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Shenefield cast 33 votes for Mr. Heath 33 votes for Mr. Shapiro, and 32 votes for himself on behalf of Highland Holdings and 192 votes for Mr. Heath, 192 votes for Mr. Shapiro, and 191 votes for himself on behalf of Towne Park II, LLC.

Ms. Gaarlandt cast 443 votes for Mr. Heath, 443 votes for Mr. Shapiro, and 442 votes for Mr. Shenefield.

SIXTH ORDER OF BUSINESS

Ballot Tabulations and Announcement of Election Results

Ms. Gaarlandt noted that totals 668 each from Mr. Heath and Mr. Shapiro and 665 votes for Mr. Shenefield.

Mr. Heath and Mr. Shapiro will both serve 4-year terms and Mr. Shenefield will serve a 2-year term.

SEVENTH ORDER OF BUSINESS

Adjournment

The Landowners Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

1. Introduction

2. Background

3. Methodology

4. Results

5. Discussion

6. Conclusion

7. References

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**Towne Park
Community Development District**

Proposal for Underground Electrical Crossings

Towne Park CDD

~~Highland Homes~~

RE: town park 2-B crossings

Date: 11/12/2018

ATTN: Wayne Brackin

Phone: 863-698-4760

[illegible]

Exclusions: Permits, Fees, Certified As-Builts, Surveying, Testing, Density Tests, Mot, Landscaping, Irrigation, Concrete and sod
DS boring will supply all materials

Based on:

- 1) Proposal Good For 30 Days
- 2) Price Includes Labor and Equipment.
- 3) Proposal Becomes part Of Contract
- 4) To Be Field Measured Upon Completion
- 5) Payable on Completion
- 6) No retainage
- 7) DS Boring will supply all materials

Thank You For The Opportunity To Bid Your Projects

Accepted By :

Company :

Signature: _____

Print Name:

Position:

PO#:

Thank You

Denver Douglas

Project Manager

Mobile: (813)731-1888

E-Mail: denverdouglas09@gmail.com



**Towne Park
Community Development District**

Floralawn Proposal for Plant Replacement



floralawn
Premier Lawn & Pest

734 South Combee Road
Lakeland, Florida 33804

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

www.floralawn.com

October 17, 2018

PROPOSAL SUBMITTED TO:

Towne Park 2 CDD

Att: Bethany Ferguson

Email: b.ferguson@hcmanagement.org

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

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

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

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

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

Authorized Signature Damon Smith

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

ACCEPTED:

Date 10/25/18

Signature [Signature]



**Towne Park
Community Development District**

Proposal for Pond 1 Hydrilla Treatment

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

Estimate

Date 10/25/2018
Estimate # 649

Name / Address

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

P.O. #
Terms

Due Date 10/25/2018
Other

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

waterweed1@aol.com 863-438-0087
863-438-0087

Sonali Patil

From: Jane Gaarlandt
Sent: Thursday, December 6, 2018 10:39 AM
To: Sonali Patil
Subject: FW: Towne Park II - Pond ! Hydrilla
Attachments: Est_649_from_Aquatic_Weed_Management_Inc._5660.pdf

From: Joel Adams <j.adams@highlandhomes.org>
Sent: Thursday, October 25, 2018 4:06 PM
To: Jane Gaarlandt <janeg@fishkind.com>
Subject: FW: Towne Park II - Pond ! Hydrilla

I approved this treatment as well.

Thanks

From: Denise Abercrombie
Sent: Thursday, October 25, 2018 2:34 PM
To: Joel Adams <j.adams@highlandhomes.org>
Subject: Towne Park II - Pond ! Hydrilla

Joel,

Bills quote to treat Hydrilla pond 1

Warm Regards,

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



From: waterweed1@aol.com <waterweed1@aol.com>
Sent: Thursday, October 25, 2018 2:19 PM
To: Denise Abercrombie <d.abercrombie@highlandhomes.org>
Subject: Estimate 649 from Aquatic Weed Management, Inc.

Denise

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

Aquatic Weed Management, Inc.
863-438-0087

**Towne Park
Community Development District**

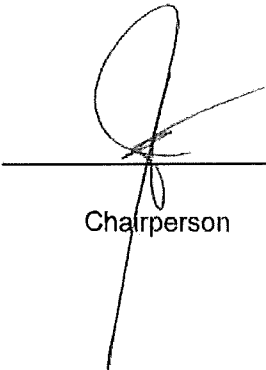
Payment Authorization No. 91 - 95

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #91

10/11/2018

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



Chairperson



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	10/03/2018
Account Number :	3555224
Total Amount Due :	\$ 2,617.72
Payment Due Date :	10/31/2018
Payments/Credits since Last Bill :	\$ -188.30
Previous Balance Remaining :	\$ 1,255.73
DUE BY 10/16/2018 TO AVOID DISCONNECT	

ACCOUNT DETAIL

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

www.lakelandelectric.com

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

LX2016100310400400.xrt8-247-00003941

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



000124 000003941



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



2

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

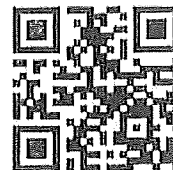
PAYMENT SECTION

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

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

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

Please see back of stub for kiosk locations.



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Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

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

ACCOUNT DETAIL

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

www.lakelandelectric.com

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

LX2018100319400400.xml-249-000003841

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



000125 000003941



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



2

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

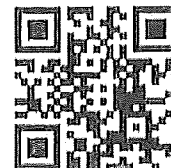
PAYMENT SECTION

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

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

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

Please see back of stub for kiosk locations.



0 00000000355812 000000035552256 0 00000000355812 000000035552256

Elizabeth Q Malhotra

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

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

Shamilyn Walsh

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



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

Shamilyn,

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

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

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



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

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

ACCOUNT DETAIL

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

Continued on next page...

www.lakelandelectric.com

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

LX2010100410030000.xml-09-00000392

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



000045 000000392



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



2

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

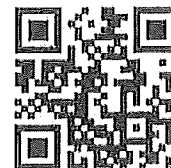
PAYMENT SECTION

Account Number :	3568145
Total Amt Due 11/01/2018	\$ 939.76
Amount Enclosed :	_____

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

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

Please see back of stub for kiosk locations.



0 000000000093976 000000035681451 0 000000000093976 000000035681451



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

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

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

PLEASE RETURN THIS INVOICE ALONG WTH YOUR REMITTANCE

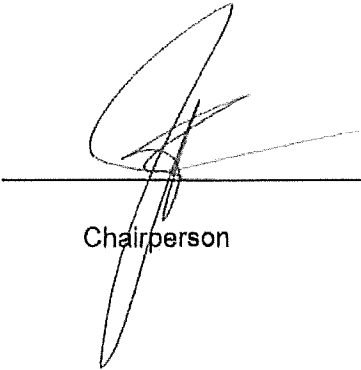
DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
9/28/2018	L060G0IMJR	MEETING SCHEDULE	1 X 70		\$ 337.17
BILLED ACCOUNT NUMBER: 734340					TOTAL AMOUNT DUE
					\$337.17

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #92

10/17/2018

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



Chairperson

Elizabeth Q Malhotra

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

Lisa,

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

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

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

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

Regards,

Shamilyn Walsh

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



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

Hi Shamilyn,

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

Thanks.

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

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

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

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



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

Shamilyn,

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

Lisa Malhotra
District Accountant
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Tel: 407-382-3256
Fax: 407-382-3254

E-mail: Elizabethm@fishkind.com

FISHKIND

www.fishkind.com

Orlando – Port St. Lucie

From: Elizabeth Q Malhotra

Sent: Thursday, October 11, 2018 10:50 AM

To: Shamilyn Walsh <s.walsh@highlandhomes.org>

Subject: RE: Lakeland Impact Fees

Hi Shamilyn,

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

Please advise.

Lisa Malhotra

District Accountant

Fishkind & Associates, Inc.

12051 Corporate Blvd

Orlando, FL 32817

Tel: 407-382-3256

Fax: 407-382-3254

E-mail: Elizabethm@fishkind.com

FISHKIND

www.fishkind.com

Orlando – Port St. Lucie

From: Shamilyn Walsh <s.walsh@highlandhomes.org>

Sent: Monday, September 17, 2018 10:43 AM

To: Elizabeth Q Malhotra <elizabethm@fishkind.com>

Subject: RE: Lakeland Impact Fees

Sorry, I thought I sent these on Friday.

Shamilyn Walsh

Highland Homes

Land Development

3020 S. Florida Ave, Suite 101

Lakeland, FL 33803

863.619.7103 Ext 227



From: Elizabeth Q Malhotra <elizabethm@fishkind.com>

Sent: Monday, September 17, 2018 8:49 AM

To: Shamilyn Walsh <s.walsh@highlandhomes.org>

Subject: RE: Lakeland Impact Fees

Hi Shamilyn,

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

Please let me know.

Thanks!

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

www.fishkind.com
Orlando – Port St. Lucie

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

Shamilyn,

Revised PA86 and PA87 are attached.

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

Regards,

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

www.fishkind.com
Orlando – Port St. Lucie

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

Shamilyn,

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

Thanks!

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

www.fishkind.com
Orlando – Port St. Lucie

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #93

10/18/2018

Item No.	Payee	Invoice Number	General Fund
1	Maidpro Clubhouse Cleaning	12399756	\$ 145.00
2	Business Observer Legal Ad - 10.12 and 10.19.2018	18-01864K	\$ 201.26
3	Resort Pool Services DBA Clubhouse Cleaning	8821	\$ 100.00
4	Supervisors Fees Brian Walsh Joel Adams Jeffrey Shenefield	10.11.2018 10.11.2018 10.11.2018	\$ 200.00 \$ 200.00 \$ 200.00
5	Fishkind & Associates DM Fee and Reimbursables - 2018.10	23594	\$ 2,158.33 \$ 22.22
TOTAL			\$ 3,226.81



Chairperson

Invoice Date
10/9/2018

Invoice Number
12399756



Work Location:
Highland Community
3883 White Ibis Rd
Lakeland, FL 33811

*TPII
Clubhouse*

Bill To:
Towne Park II CDD
3020 S. Florida Ave.
Suite 305
Lakeland, FL 33803

Cleaning Dates
9/10/2018

Apartment
Clubhouse

Discription
Cleaning

Price
\$145.00

TOTAL DUE: \$145.00

*OK
PA*

*Cyans
10.18.18
001.053 - 9000-46-43
PA #93*

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-01864K

Date 10/12/2018

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

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

Description

Serial # 18-01864K

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors

RE: Towne Park Community Development District

Published: 10/12/2018, 10/19/2018

Amount

\$201.26

Important Message

Paid

()

Total

\$201.26

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

Cymc
10.12.18

001-651-3000-48-01

PA-93

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 941-908-9386 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 LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

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

DATE: November 8, 2018
TIME: 11:00 a.m.
PLACE: 3020 South Florida Avenue, Suite 101
Lakeland, FL 33880

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

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt
District Manager
October 12, 19, 2018

18-01864K

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 50.081, please inform Kristen Boothroyd directly at 941-908-9386 x323.

NOTICE

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

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



Invoice 8821

BILL TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	SHIP TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	DATE 10/17/2018	PLEASE PAY \$100.00	DUE DATE 11/16/2018
---	---	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and install Clubhouse Cleaning	1	100.00	100.00

TOTAL DUE \$100.00

THANK YOU.

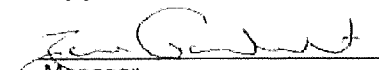
CYMC
10.18.18
001-053-9000-46-43
PA93

Towne Park Community Development District

Date of Meeting: October 11, 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

10/12/18
Date

AMES
10/18/18
001-051-1000-13-01
PA 93

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

FISHKIND
& ASSOCIATES

RECEIVED OCT 16 2018

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

Invoice

Invoice #:	23594
10/15/2018	

File: TowneParkDM

Towne Park CDD

Services:	Amount
District Management Fee: Oct 2018 001-051-3000-31-02	2,083.33
Website Fee 49-11	75.00
Conference Calls 001-061-3000-41-01	5.24
UPS 42-01	10.87
Postage 42-01	6.11

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

\$2,180.55

MODERATOR 4516136 - Jane Gaarlandt

LOCATION

Orlando, FL

BILLING REF# 1
BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510		08/02/2018	18138544264	9:25AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	112	0.09/MIN	10.08	2.39	
		08/02/2018	18505366188	9:27AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	110	0.09/MIN	9.90	2.35	
		08/02/2018	14072745193	9:27AM - 10:07AM	GLOBALMEET@ AUDIO	TOLL FREE	1	40	0.09/MIN	3.60	0.86	
		08/02/2018	18132049081	9:30AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	107	0.09/MIN	9.63	2.29	
		08/02/2018	18134963486	9:31AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	106	0.09/MIN	9.54	2.26	

MODERATOR 4516136 - Jane Gaarlandt (continued)

LOCATION

Orlando, FL

BILLING REF# 1
BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
	011 ALABAMA	08/02/2018	18137691812	10:03AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	74	0.09/MIN	6.66	1.58	
	011 ALABAMA	08/02/2018	17703789695	10:41AM - 10:50AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.19	52.14
1977510	TRISTAR PARK	08/09/2018	18504252311	10:56AM - 11:22AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	
	TRISTAR PARK	08/09/2018	18636197103	11:01AM - 11:22AM	GLOBALMEET@ AUDIO	TOLL FREE	1	21	0.09/MIN	1.89	0.45	5.24
1977510	WILCOX PARK	08/15/2018	14073823256	9:56AM - 10:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	52	0.09/MIN	4.68	1.11	
	WILCOX PARK	08/15/2018	14073823256	9:59AM - 10:07AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	
	WILCOX PARK	08/15/2018	18633243698	10:03AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	81	0.09/MIN	7.29	1.73	
	WILCOX PARK	08/15/2018	13055790886	10:42AM - 10:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	7	0.09/MIN	0.63	0.15	
	NORTH	08/15/2018	14073823256	10:43AM - 11:23AM	GLOBALMEET@ AUDIO	TOLL FREE	1	40	0.09/MIN	3.60	0.86	
	NORTH	08/15/2018	13055790886	10:59AM - 11:14AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.32	22.62
	NORTH	08/31/2018		7:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00
TOTAL PRE-TAX		101.72	TOTAL USF/OTHER	17.28	TOTAL STATE TAX/OTHER	0.00	TOTAL MODERATOR CHARGES			USD\$119.00		

UPS No: 1Z1Y9R280399446627		Shipper	Receiver	Freight	9.58
Pickup Date	09/14/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.70
Service Level	Commercial Ground	12051 CORPORATE BOULEVARD	EP-MIN-01LB		
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE		
Zone	006	FL 32817	SAINT PAUL		
Payer	Shipper	AMANDA LANE	MN 55108		
			LOCKBOX SERVICES-12-	Total	12.83
Bill Reference: AN,Bch,BbC,LRSD,Silver,Towne,VWest				Sub Total	10.26
					1.47

10.87

UPS No: 1Z1Y9R280393313343		Shipper	Receiver	Freight	9.56
Pickup Date	03/24/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.70
Service Level	Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB		
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE		
Zone	006	FL 32817	SAINT PAUL		
Payer	Shipper	AMANDA LANE	MN 55108		
Bill Reference: North Blvd, Towne Park		LOCKBOX SERVICES-12-		Total	12.83
		North Blvd, Towne Park		Sub Total	10.26
		1 count			

5.13

UPS No: 1Z1Y9R280357980115 Pickup Date: 08/31/2018 Service Level: Commercial Ground Weight: 1 lb Zone: 002 Payer: Shipper Bill Reference: Towne Park NOC		Shipper: FISHKIND & ASSOCIATES 12051 CORPORATE BLVD ORLANDO FL 32817 TOWNE PARK CDD	Receiver: QGS DEVELOPMENT, INC 1450 S. PARK ROAD PLANT CITY FL 33566 JACQUI GARDNER	Freight: 9.94 Fuel Surcharge: 0.73	7.95 0.58
Total				10.67	8.53
Sub Total				10.67	8.53

1427

Account Summary Report

Date Range: Sept 1, 2018 to Sept 30, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

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

Account Summary

Account	Sub Account	Places	Total Charged
Towne Park CDD		13	\$6.110

Grand Total

\$6.110

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #94

11/13/2018

Item No.	Payee	Invoice Number	General Fund
1	Resort Pool Services DBA Maintenance and Install Pool Service 11.01.2018	8878	\$ 1,350.00
2	Floralawn Inspected and repaired main and lateral line - 2018.10.08 Monthly Lawn Maintenance - 2018.11	82726 82693	\$ 791.55 \$ 2,734.00
3	Lerner Reporting Services Prorated Disclosure Fees Annual Disclosure Fees	152 152	\$ 600.00 \$ 5,500.00
4	Choice Networks, Inc. NVR and Camera Installion	12354	\$ 4,445.71
5	Hector Aranda Pool Gate Lock	049	\$ 100.00
6	Aquatic Weed Management, Inc. Pond Vegetation Removal	10295	\$ 9,225.00
7	Joe G. Tedder, Tax Collector Postage for mailing 2018 Tax Bills		\$ 13.06
TOTAL			\$ 24,759.32



Chairperson

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



Invoice 8878

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

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

DATE
11/01/2018

PLEASE PAY
\$1,350.00

DUE DATE
11/16/2018

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

TOTAL DUE

\$1,350.00

THANK YOU.

Floralawn, Inc.
P.O. Box 91597
Lakeland, FL 33804-1597
863-668-0494

Invoice

Date	Invoice #
10/29/2018	82726

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

Service Per...	Terms	Project
10/29/2018	Due on receipt	

Quantity	Description	Rate	Amount
1	Inspected & repaired main and lateral line. Repaired bad wires. Replaced: (1) 6 zone module (4) rotor heads (3) spray heads (5) nozzles on West side of the clubhouse. Per Damon approval Service completed 10/8/2018	791.55	791.55

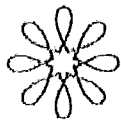
Thank you for your business.

Total \$791.55

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

Payments/Credits \$0.00

Balance Due \$791.55



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
11/1/2018	82693

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Monthly Lawn maintenance 3020 S Florida Ave - Lakeland, Fl 33803	2,260.00	2,260.00
1	Interior pest control	75.00	75.00
1	Lawn fertilization program for St. Augustine Sod	135.00	135.00
1	Shrub fertilization program	34.00	34.00
1	Monthly irrigation system checks	120.00	120.00
1	Mailbox area ant treatments	110.00	110.00
	Billing For November 2018		
Thank you for your business.		Total	\$2,734.00
		Balance Due	\$2,734.00

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

Lerner Reporting Services, Inc.
3014 W Palmira Ave, Suite 301
Tampa, FL 33629

Date	Invoice #
10/30/2018	152

Bill To
Towne Park CDD c/o Jane Gaarlandt, Fishkind 12051 Corporate Blvd Orlando, FL 32817 janeg@fishkind.com

P.O. No.	Terms	Project

Quantity	Description	Amount
	FY17/18 Pro-Rated Disclosure Fee for 2018 Bond Series (Initial Filing 4Q FY2017/18)	600.00
	FY18/19 Annual Disclosure Fee (Series 2016 and 2018 Bonds)	5,500.00

Please wire to:
USAmeriBank
4790 140th Avenue North
Clearwater, FL 33762
Routing #: 063116177
Lerner Reporting Services, Inc.
3014 W Palmira Ave., Suite 301
Tampa, FL 33629
Account #: 5000074414

Or mail to:
Lerner Real Estate Advisors
3014 W Palmira Ave.
Suite 301
Tampa, FL 33629
813-915-3449

Total	\$6,100.00
--------------	-------------------

CHOICE NETWORKS, INC.

**1321 WYNGATE DRIVE
LAKELAND, FL 33809**

Invoice

Date	Invoice #
11/7/2018	12354

Bill To
Towne Park II CDD 3020 South Florida Avenue Suite 305 Lakeland, FL 33803

Terms	Due Date
	11/22/2018

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

		Subtotal	\$4,253.00
		Sales Tax (7.0%)	\$192.71
		Total	\$4,445.71
		Payments/Credits	\$0.00
		Balance Due	\$4,445.71

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



HA

HECTOR ARANDA

704 N. Maryland St.
Plant City FL
Phone 863-3954492
Email:
ppshector@yahoo.com

Make all checks
payable to:
Hector Aranda.

THANK YOU
FOR YOUR
BUSINESS!

Tenant Name: _____ Bill to: Tower Park II
Property Address: 3883 White Iris Rd. Company Name _____
City, ST ZIP Code: Lakeland FL Street Address _____
Phone Number: _____ City, ST ZIP Code: _____
Tenant Signature: _____ Phone _____

SERVICE CALL
FOR:

ESTIMATE

A/C AND HEATING

PLUMBING

HANDYMAN SERVICES ☒

Diagnostic:

Date 10/26/18

Invoice # 049

The pool gate lock at Tower Park II
has a key broken off inside the Cylinder.

Removed Piece Key broken off inside
the Cylinder.

TOTAL ——— 100.00

Aquatic Weed Management, Inc.

Invoice

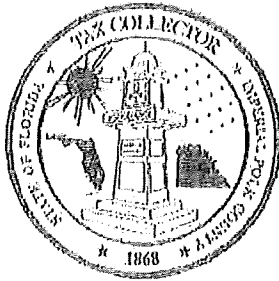
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Date	Invoice #
11/12/2018	10295

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

Description	Amount
<p>Town Park II CDD pond vegetation removal</p> <p>The scope of work will be to mow or remove all woody vegetation down to the waters edge so the landscape company can mow without obstruction. From the waters edge out into the lake we will remove woody vegetation and cattail only. We will NOT target torpedo grass for removal. By targeting these types of vegetation the homeowners should have clear view and the landscaper should be able to establish a new mow line so this doesn't happen again. All vegetation that is removed will be hauled offsite for disposal. This same scope will be used in various locations as depicted on the map in pond 1 and all of pond 2 and 3.</p> <p>***There was no charge for mowing the retention pond next to the lift station***</p>	9,225.00
Thank you for your business!	Total \$9,225.00

Phone #
863-412-1919



Office of JOE G. TEDDER, CFC
Tax Collector for Imperial Polk County & The State of Florida

POSTAGE INVOICE

Make Payable to:

Joe G. Tedder, Tax Collector
P.O. Box 1189
Bartow, FL 33831

Date: November 13, 2018
Taxing Authority: _____
Fund: _____

Item				Amount Due
Mailing of 2018 Tax Bills as per Section 197.322, F.S. - "The postage shall be paid out of the general fund of each governing board, upon statement thereof by the Tax Collector."				
Percent of total is applied to total postage for 2018 Tax Bill mailings.				
2018 Total Tax Roll 692,899,708.08				
<u>Taxing Authority</u>	<u>Total Taxes</u>	<u>% of Total</u>	<u>Total Postage</u>	
Towne Park CDD	79,139.76	0.01140%	114,531.89	\$13.08
Total				\$13.08

Online Access:
Email: mail@PolkTaxes.com
Website: www.PolkTaxes.com
Facebook: @PolkTaxes

Main Service Center Location:
430 E. Main Street
P.O. Box 1189
Bartow, Florida 33831-1189

Phone Contact:
Local: (863) 534-4700
Facsimile: (863) 534-4717
Toll Free: (855) 765-5829

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #94 Continued

11/13/2018

Item No.	Payee	Invoice Number	General Fund
8	Department of Economic Opportunity FY18/19 Special District Fee	72846	\$ 175.00
9	Hopping Green & Sams Legal Services through 09.30.2018	103426	\$ 147.84
10	Bright House Networks Internet service for clubhouse - 2018.10	077420101101918	\$ 74.98
11	Lakeland Electric Billing Date 11.01.2018 - 5107 White Egret Ln #W/I	3555224-2018.11	\$ 73.30
	Billing Date 11.01.2018 - 3606 Peregrine Way #W/I	3555225-2018.11	\$ 1,457.29
	Billing Date 11.01.2018 - 3883 White Ibis Rd. #Rec	3568145-2018.11	\$ 880.99
TOTAL			\$ 2,809.40



Chairperson

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72846			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Towne Park Community Development District
Mr. Roy Van Wyk
Hopping, Green and Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

2. Telephone: (850) 222-7500
3. Fax: (850) 224-8551
4. Email: royv@hgslaw.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: towneparkcdd.com
8. County(ies): Polk
9. Function(s): Community Development
10. Boundary Map on File: 11/21/2014
11. Creation Document on File: 11/21/2014
12. Date Established: 11/03/2014
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Lakeland
15. Creation Document(s): City Ordinance 5476
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/09/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Roy Van Wyk Date 11/2/18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2018
Subject: Fiscal Year 2018/2019 Annual State Fee and Update Requirement
Post-Marked Due Date is December 3, 2018

This memo contains the instructions for complying with the annual state fee and update requirement using the enclosed *Fiscal Year 2018/2019 Annual Special District Fee Invoice and Update Form* (form). The fee remains at \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the fee must be post-marked or paid online by **December 3, 2018**.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program within the Florida Department of Economic Opportunity (DEO) and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, see www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information and make informed policy decisions. Therefore, it is important for each special district's registered agent to annually review the information on file with DEO and let DEO know if anything needs to be corrected or updated.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already have an official website that contains specific information (see www.FloridaJobs.org/SDWebsites#offwebsite). If the special district's official website address is not listed on the form, the special district must provide it.

The recently updated *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures for special districts. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 8526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

October 26, 2018

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

Bill Number 103426
Billed through 09/30/2018

General Counsel/Monthly Meeting
TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

09/10/18	SSW	Confer with Gaarlandt regarding outstanding business items.	0.60 hrs
Total fees for this matter			\$147.00

DISBURSEMENTS

Travel	0.84
Total disbursements for this matter	\$0.84

MATTER SUMMARY

Warren, Sarah S.	0.60 hrs	245 /hr	\$147.00
TOTAL FEES			\$147.00
TOTAL DISBURSEMENTS			\$0.84
TOTAL CHARGES FOR THIS MATTER			\$147.84

BILLING SUMMARY

Warren, Sarah S.	0.60 hrs	245 /hr	\$147.00
TOTAL FEES			\$147.00
TOTAL DISBURSEMENTS			\$0.84
TOTAL CHARGES FOR THIS BILL			\$147.84

Please include the bill number on your check.



BRIGHT HOUSE NETWORKS BUSINESS SOLUTIONS
IS NOW SPECTRUM BUSINESS

October 19, 2018
Invoice Number: 077420101101918
Account Number: 0050774201-01
Security Code: 5038
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

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

Summary

Services from 10/24/18 through 11/23/18
details on following pages

Previous Balance	149.96
Payments Received - Thank You	-149.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.98
Current Charges	\$74.98
Total Due by 11/08/18	\$74.98

SPECTRUM BUSINESS NEWS

Other Providers Say they're the Best Value. We Prove It. We Mean Business. Get Advanced Voice with unlimited long distance calling with 35+ calling features for \$29.99/mo per line when bundled. Call 1-855-758-1655 today!

Other Providers Say they're the Best Value. We Prove It. We Mean Business. Get over 45+ top channels and the service to keep your customers happy. Call 1-855-758-1655 to get affordable, reliable TV service for your business today!

cyms
10.23.18
1001-053-9000-30-15
PA94

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



4145 S. Falkenburg Rd Riverview, FL 33576-8652
7636 1610 NO RP 19 10192018 NNNNNY 01 001789 0005

TOWNE PARK II CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

October 19, 2018

TOWNE PARK II CDD

Invoice Number: 077420101101918
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

Total Due by 11/08/18	\$74.98
Amount you are enclosing	\$



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



0001100100507742010169007498



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	11/01/2018
Account Number :	3555224
Total Amount Due :	\$ 1,328.26
Payment Due Date :	11/29/2018
Payments/Credits since Last Bill :	\$ -2,626.26
Previous Balance was a Credit :	\$ -8.54

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 13 @ 2.61.....	\$ 33.93	
Water-1000 gal - 2 @ 3.26.....	\$ 6.52	
Inside the City Utility Tax.....	\$ 6.66	
Current Water Irrigation Charges.....		73.30
Other Services		
Penalty Charges.....	\$ 3.50	
Water Excess Impact Fees.....	\$ 1,260.00	
Other Services and Account Charges.....		1,263.50
TOTAL CURRENT CHARGES		\$ 1,336.80
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 11/29/2018		\$ 1,328.26

www.lakelandelectric.com

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

LX2018110119570400.xml-201-000004151

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.



000146 000004151



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



2

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

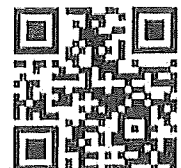
PAYMENT SECTION

Account Number :	3555224
Total Amt Due 11/29/2018	\$ 1,328.26
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 000000000132826 000000035552249 0 000000000132826 000000035552249



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	11/01/2018
Account Number :	3555225
Total Amount Due :	\$ 3,163.49
Payment Due Date :	11/29/2018
Payments/Credits since Last Bill :	\$ -3,570.42
Previous Balance was a Credit :	\$ -12.30

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Water Irrigation		
Irrigation Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 13 @ 2.61.....	\$ 33.93	
Water-1000 gal - 19 @ 3.26.....	\$ 61.94	
Water-1000 gal - 283 @ 4.25.....	\$ 1,202.75	
Inside the City Utility Tax.....	\$ 132.48	
Current Water Irrigation Charges.....		1,457.29
Other Services		
Penalty Charges.....	\$ 3.50	
Water Excess Impact Fees.....	\$ 1,715.00	
Other Services and Account Charges.....		1,718.50
TOTAL CURRENT CHARGES		\$ 3,175.79
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 11/29/2018		\$ 3,163.49

www.lakelandelectric.com

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

LX2018110119570400.xml:293-000004151

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.



000147 000004151



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

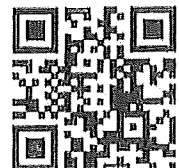
PAYMENT SECTION

Account Number :	3555225
Total Amt Due 11/29/2018	\$ 3,163.49
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 000000000316349 000000035552256 0 000000000316349 000000035552256



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

Billing Date :	11/01/2018
Account Number :	3568145
Total Amount Due :	\$ 880.99
Payment Due Date :	11/29/2018
Payments/Credits since Last Bill :	\$ -946.11
Previous Balance was a Credit :	\$ -6.35

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Electric Service		
General Service Customer Charge.....	\$ 13.00	
Electric 6571 KWH @ 0.05015.....	\$ 329.54	
Environmental Charge 6571 KWH @ 0.0021099.....	\$ 13.86	
Fuel Charge 6571 KWH @ 0.03875.....	\$ 254.62	
Florida Gross Receipts Tax.....	\$ 15.67	
Florida Regulatory Commission Surcharge.....	\$ 0.10	
Florida Sales Tax.....	\$ 43.56	
Polk County Sales Surtax.....	\$ 6.27	
Inside the City Utility Tax.....	\$ 38.34	
Current Electric Service Charges.....		714.96
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 7 @ 2.44.....	\$ 17.08	
Inside the City Utility Tax.....	\$ 4.33	
Current Water Service Charges.....		47.60
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 79.21	
Stormwater Service.....	\$ 28.52	
Other Services and Account Charges.....		124.78

Continued on next page...

www.lakelandelectric.com

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

LX2018110119570400 xml:295-000004151

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.



000148 000004151



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



2

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

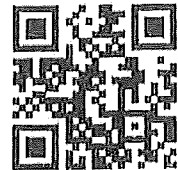
PAYMENT SECTION

Account Number :	3568145
Total Amt Due 11/29/2018	\$ 880.99
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 000000000088099 000000035681451 0 000000000088099 000000035681451

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #95

11/27/2018

Item No.	Payee	Invoice Number	General Fund
1	Resort Pool Services DBA Repair to vacuum waste 11.15.2018	8953	\$ 400.00
2	Floralawn Landscape improvements 11.15.2018	82862	\$ 2,095.00
3	Fishkind & Associates DM fees & reimbursables	23770	\$ 2,463.49
4	Brighthouse Networks Internet service for clubhouse - 2018.11	77420101111818	\$ 74.98
TOTAL			\$ 5,033.47



Chairperson

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



Invoice 8953

BILL TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	SHIP TO TOWNE PARK 11CDD 12051 Corporate Blvd orlando, FL 32817 USA	DATE 11/15/2018	PLEASE PAY \$400.00	DUE DATE 11/30/2018
---	---	---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Maintenance and Install Repair to vacuum waste line pipe	1	400.00	400.00

TOTAL DUE	\$400.00
------------------	-----------------

THANK YOU.

Floralawn, Inc.
P.O. Box 91597
Lakeland, FL 33804-1597
863-668-0494

Invoice

Date	Invoice #
11/15/2018	82862

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

Service Per...	Terms	Project
11/15/2018	Due on receipt	

Quantity	Description	Rate	Amount
1	Rip out dead plants in both entryways East and West Furnish and Install 40 1gl Liriope (Aztec) on each side Furnish and Install 3 30gl Southern Magnolia (along white vinyl fence) Irrigation adjustments 5 yards of Pine bark All debris cleaned and hauled away	2,095.00	2,095.00

Thank you for your business.

Total \$2,095.00

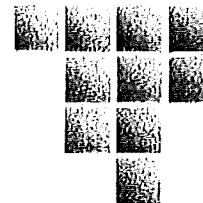
Phone #	Fax #	Web Site
863-668-0494	863-668-0495	www.floralawn.com

Payments/Credits \$0.00

Balance Due \$2,095.00

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

FISHKIND
& ASSOCIATES



Invoice

Invoice #:	23770
11/16/2018	

RECEIVED NOV 16 2018

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

File: TowneParkDM

Towne Park CDD

Services:	Amount
District Management Fee: Nov 2018	2,083.33
Website Fee	75.00
Conference Calls	5.83
UPS	8.87
Car Rental Dexter G 10-03-18	60.80
Fuel	19.00
Copies	60.00
Postage	67.14
Car Rental Dexter G 10-09-18	56.52
Fuel	27.00

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

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

Balance Due

\$2,463.49

Reimbursable by Dist? Y

FISHKIND & ASSOCIATES, INC.
Expense Report

Account Code: Towne Park CDD

Employee Name: Dexter Glasgow

Travel to: Towne Park sales center.


Purpose of trip/meeting: Met with the Highlands management rep.

	Date	Vendor/Notes	Company Cr.Card	Personal Exp.
Airfare		Attach itinerary and/or boarding pass.	-----	
Hotel				
Meals				
Meals				
Meals				
Car rental	10/3/18	Enterprise	60.81	
Parking				
Tolls				
Mileage		miles @ \$0.545 per mile	-----	
Mileage		miles @ \$0.545 per mile	-----	
Fuel	10/3/18	Wawa	19.00	
Other				
Other				
TOTALS			79.81	

Attach receipt for all credit card charges.

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

Employee signature



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



Rental Agreement Summary
RA#: 3NJJZG
Renter: DEXTER GLASGOW

Dates & Times

Location

Pickup

Tuesday, October 2, 2018 9:17 AM 1441 ALAFAYA TRAIL
Start Charges: OVIEDO, FL 32765-9171
Tuesday, October 2, 2018 9:17 AM (407) 971-4933

Anticipated Return

Friday, October 5, 2018 9:00 AM 1441 ALAFAYA TRAIL
OVIEDO, FL 32765-9171
(407) 971-4933

Vehicle

2018 DODG CHAL 2DR GRAY LT License: TN 3L45Z3
VIN: 2C3CDZAG1JH317790 Vehicle: 7QB650
Pickup: ODO: 11053 Fuel: FULL
10/02/2018 @ 9:17 AM

Vehicle Condition:

-REAR BUMPER - SCRATCH

Summary of Charges

Estimated Renter Charges

Charges	Price/Unit	Total
TIME & DISTANCE 10/2/18-10/5/18	\$54.00 / Day	\$162.00
NO CHARGE DISTANCE 10/2/18-10/5/18	\$0.00 / Mile	\$0.00
REFUELING CHARGE	\$4.17 / Gallons	\$0.00

Optional Protections Accepted

DV	Included
Business Travel Insurance	Included

Optional Protections Declined

ROADSIDE ASSISTANCE PROTECTION	3 @ \$4.99 / Day	\$0.00
PERSONAL ACCIDENT INS/EFFECTS CVG	3 @ \$5.30 / Day	\$0.00

Renter Acknowledgement of Accepted and Declined Protections

I acknowledge that I have accepted or declined protections as indicated above.

Taxes and Fees

VEHICLE LICENSE FEE RECOVERY	\$0.80 / Day	\$2.40
SC REC - FL SURCHG RECOV	\$2.00 / Day	\$6.00
FL WASTE TIRE & BATTERY FEE	\$0.02 / Day	\$0.06
SALES TAX (7%)	7%	\$11.93
Total Estimated Charge:		\$182.39

Payments:

VISA *****6818 Auth (\$182.39)

Renter Acknowledgement of Charges

I acknowledge that I have reviewed and agree to all Estimated Renter Charges and fees listed on Summary of Charges and further agree to pay for final charges in accordance with the Terms and Conditions of this Rental Agreement.

PERMISSION GRANTED TO OPERATE VEHICLE ONLY IN THE STATE OF RENTAL AND THE FOLLOWING STATE(S):

OPERATION IN ANY OTHER STATE OR COUNTRY WILL AFFECT YOUR LIABILITY AND RIGHTS UNDER THIS AGREEMENT.

Owner: ENTERPRISE LEASING COMPANY OF ORLANDO, LLC

Additional Drivers

No Additional Drivers are authorized to drive the vehicle with the exception of the drivers listed below.
(Additional driver names listed here if applicable)

Please keep this Rental Agreement Summary with you in the vehicle during the rental.

Local Addenda

Failure to return rental property or equipment upon expiration of the rental period and failure to pay all amounts due (including costs for damage to the property or equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with section 812.155 and/or section 817.52 of the Florida Statutes.

SC REC IS THE FLORIDA STATE RENTAL CAR SURCHARGE. SEE RENTAL AGREEMENT JACKET PARAGRAPH 3.B.8.

VLF REC IS THE VEHICLE LICENSE FEE RECOVERY. SEE RENTAL AGREEMENT JACKET PARAGRAPH 3.B.8.

The valid and collectible liability insurance and personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of liability and personal injury protection coverage required by Florida Statute Section 324.021(7) and Florida Statute Section 627.736.

Wawa #5145
11750 University Blv
Orlando FL 32817

10/3/2018 1:48:17 PM
Term: JD12149628001
Appr: 003726
Seq#: 031945
Product: Unleaded
Pump Gallons Price
03 6.837 \$2.778
Total Sale \$19.00
Capture

Visa
XXXXXXXXXXXX6818
Swiped

10/03/2018 13:44:59

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

YOUR OPINION MATTERS

Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Wawa swag
gift baskets and
gift cards valued
at up to \$500!
Disponble
en Espanol

Survey Code: 1848105

Store Number: 05145

Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

Copy Count

Account: Towne Park

Amount of Copies: 400

Total \$: 60.00

Month: October

Account Summary Report

Date Range: Oct 1, 2018 to Oct 31, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

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

Account Summary

Account	Sub Account	Pieces	Total Charged
Towne Park CDD		27	\$67.140
Grand Total			\$67.140

Reimbursable by Dist? Y

FISHKIND & ASSOCIATES, INC.
Expense Report

Account Code: Towne Park II CDD

Employee Name: Dexter Glasgow

Travel to: Lakeland

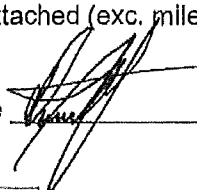
Purpose of trip/meeting: Met with the Lake Doctor

	Date	Vendor/Notes	Company Cr.Card	Personal Exp.
Airfare		Attach itinerary and/or boarding pass.		
Hotel				
Meals				
Meals				
Meals			56.52	
Car rental	10/9/18	Enterprise	\$50.43	
Parking				
Tolls				
Mileage		miles @ \$0.545 per mile		
Mileage		miles @ \$0.545 per mile		
Fuel	10/9/18	Wawa	\$27	
Other				
Other				
TOTALS			\$83.43	

Attach receipt for all credit card charges.

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

Employee signature



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

Welcome to Wawa #5145

Phone: (407) 384-7545

11760 University Blvd

Orlando, FL 32817

10/9/2018 6:15:38 PM Trx # 6498041
Register #100 Cashier: ICR

Customer Copy / Duplicated Receipt

Total: \$27.00

Qty

Term: JD12149628001

Appr: 009390

Seq#: 049680

Pay at Pump Sale

Pump #: 2 Unleaded

9.785 Gallons @ \$2.759/Gal \$27.00

Sub-Total: \$27.00

Tax: \$0.00

Total: \$27.00

Visa: \$0.00

Change:

Capture

Visa

XXXXXXXXXXXX6818

Swiped

10/09/2018 18:15:25

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

* YOUR OPINION MATTERS! *
* Tell us about your experience at *
* www.MyWawaVisit.com *
* Take our survey for a chance to win *
* Wawa swag gift baskets and *
* gift cards valued at up to \$500! *
* Disponible en Espanol *

* Survey Code: 3498041 *
* Store Number: 05145 *

Please respond within 5 days
NO PURCHASE NECESSARY
See rules on website



Rental Agreement Summary
RA#: 3QKPKK
Renter: DEXTER GLASGOW

Dates & Times Location

Pick up
Tuesday, October 9, 2018 9:21 AM 1441 ALAFAYA TRAIL
Start Charges: OVIEDO, FL 32765-9171
Tuesday, October 9, 2018 9:21 AM (407) 971-4933

Anticipated Return
Wednesday, October 10, 2018 5:30 PM 1441 ALAFAYA TRAIL
OVIEDO, FL 32765-9171
(407) 971-4933

Vehicle

2018 TOYO CAMR LE4 BLUE DK License: MD 6DE0766
VIN: 4T1B11HK7JU590527 Vehicle: 7QC8JM
Pickup: 10/09/2018 @ 9:21 AM ODO:18892 Fuel:FULL

Vehicle Condition:
-PASSENGER QUARTER PANEL -SCRATCH-DRIVER
QUARTER PANEL -DING GAS TANK -PASSENGER FENDER -
SCRATCH

Summary of Charges

Estimated Renter Charges

Charges	Price/Unit	Total
TIME & DISTANCE 10/9/18-10/10/18	\$50.00 / Day	\$100.00
NO CHARGE DISTANCE 10/9/18-10/10/18	\$0.00 / Mile	\$0.00
REFUELING CHARGE	\$4.17 / Gallons	\$0.00

Optional Protections Accepted

DW	Included
Business Travel Insurance	Included

Optional Protections Declined

ROADSIDE ASSISTANCE PROTECTION	2 @ \$4.99 / Day	\$0.00
PERSONAL ACCIDENT INS/EFFECTS CVG	2 @ \$6.30 / Day	\$0.00

Renter Acknowledgement of Accepted and Declined Protections

I acknowledge that I have accepted or declined protections as indicated above.

Taxes and Fees

FL WASTE TIRE & BATTERY FEE	\$0.02 / Day	\$0.04
VEHICLE LICENSE FEE RECOVERY	\$0.80 / Day	\$1.60
SC REC - FL SURCHG RECOV	\$2.00 / Day	\$4.00
SALES TAX (7%)	7%	\$7.39
Total Estimated Charge:		\$113.03

Payments:

VISA *****6818 Auth (\$321.59)

Renter Acknowledgement of Charges

I acknowledge that I have reviewed and agree to all Estimated Renter Charges and fees listed on Summary of Charges and further agree to pay for fuel charges in accordance with the Terms and Conditions of this Rental Agreement.

PERMISSION GRANTED TO OPERATE VEHICLE ONLY IN THE STATE OF RENTAL AND THE FOLLOWING STATE(S):

OPERATION IN ANY OTHER STATE OR COUNTRY WILL AFFECT YOUR LIABILITY AND RIGHTS UNDER THIS AGREEMENT.

Owner: ENTERPRISE LEASING COMPANY OF ORLANDO, LLC

Additional Drivers

No Additional Drivers are authorized to drive the vehicle with the exception of the drivers listed below.
(Additional driver names listed here if applicable)

Please keep this Rental Agreement Summary with you in the vehicle during the rental.

Local Addenda

Failure to return rental property or equipment upon expiration of the rental period and failure to pay all amounts due (including costs for damage to the property or equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with section 812.155 and/or section 817.52 of the Florida Statutes.

SC REC IS THE FLORIDA STATE RENTAL CAR SURCHARGE.
SEE RENTAL AGREEMENT JACKET PARAGRAPH 3.B.8.

VLF REC IS THE VEHICLE LICENSE FEE RECOVERY. SEE
RENTAL AGREEMENT JACKET PARAGRAPH 3.B.8.

The valid and collectible liability insurance and personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of liability and personal injury protection coverage required by Florida Statute Section 324.021(7) and Florida Statute Section 627.736.

113.03/2 = 56.52

MODERATOR 84618295 - Jane Gaarandt

LOCATION

BILLING REF# 1
BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

INF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
2477511	SNT	09/28/2018	13867367700	8:55AM - 9:03AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.00/MIN	0.00	0.00	0.00
2477511	CB	09/28/2018	13867367700	9:02AM - 9:55AM	GLOBALMEET@ AUDIO	TOLL FREE	1	53	0.00/MIN	0.00	0.00	0.00

MODERATOR 84618295 - Jane Gaarandt (continued)

LOCATION

BILLING REF# 1
BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

INF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
2477511	CB	09/28/2018	13867367700	9:02AM - 9:55AM	GLOBALMEET@ AUDIO	TOLL FREE	1	53	0.00/MIN	0.00	0.00	0.00
2477511	PR	09/28/2018	13867367700	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
2477511	PR	09/28/2018	13867367700	11:00AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.00/MIN	0.00	0.00	0.00

50

2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	149	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	65	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	123	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	136	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	72	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	102	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.00/MIN	0.00	0.00	0.00
2477511	PR	10/04/2018	13867367700	15:58PM - 8:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.00/MIN	0.00	0.00	0.00

5.00



Invoice No 1810107232
Invoice Date 10/24/2018
Account No W20389987/1Y9R28
Account FISHKIND & ASSOCIATES

Original Charges

Invoice Detail		Billing		List Price	Discount Price
UPS No: 1Z1Y9R280397736451	Shipper FISHKIND & ASSOCIATES	Receiver U.S. BANK, N.A.-CDD	Freight	11.95	9.56
Pickup Date 10/12/2018	Service Level Commercial Ground	12051 CORPORATE BOULEVARD EP-MN-01LB	Fuel Surcharge	0.94	0.75
Weight 1 lb	Zone 006	ORLANDO FL 32817			
Payer Shipper	AMANDA LANE	SAINT PAUL MN 55108			
		LOCKBOX SERVICES-12-			
Bill Reference: BlacQr,BCID,CP,GID,Grove,Silver,Town			Total	12.89	10.31
BlacQr,BCID,CP,GID,Grove,Silver,Town			Sub Total	12.89	10.31
			1 count		

1.47

8.87

UPS No: 1Z1Y9R280391941356
 Pickup Date: 10/18/2018
 Service Level: Commercial Ground
 Weight: 1 lb
 Zone: 002
 Payer: Shipper

Shipper: FISHKIND & ASSOCIATES
 12051 CORPORATE BOULEVARD
 ORLANDO
 FL 32817
 NORTH BLVD. CDD.
 MARY J. GOODING.

Receiver: TAX COLLECTOR FOR POLK
 430 EAST MAIN STREET
 BARTOW
 FL 33830
 Bill Reference: Towne Park, North Blvd, HHRE CDD
 - Carrier has audited this shipment and it has been reweighed from its tendered weight of 1-lbs

Freight	9.94	7.95
Delivery Area Surcharge	3.10	3.10
Fuel Surcharge	1.08	0.86
Total	14.12	11.91
Sub Total	14.12	11.91

1 count

3.97

Invoice No 1810039052
 Invoice Date 10/10/2018
 Account No W20389987/1Y9R28
 Account FISHKIND & ASSOCIATES



Original Charges

Invoice Detail

UPS No: 1Z1Y9R2803998744
 Pickup Date 09/28/2018
 Service Level Commercial Ground
 Weight 1 lb
 Zone 006
 Payer Shipper

Bill Reference: Amelia, Parker, Towne

Shipper FISHKIND & ASSOCIATES
 12051 CORPORATE BOULEVARD
 ORLANDO FL 32817
 AMANDA LANE
 SAINT PAUL MN 55108
 LOCKBOX SERVICES-12-

Receiver U.S. BANK, N.A.-CDD
 EP-MN-01LB
 1200 ENERGY PARK DRIVE
 SAINT PAUL MN 55108
 LOCKBOX SERVICES-12-

Billing
 1 count
 Amelia, Parker, Towne

	List Price	Discount Price
Freight	11.95	9.56
Fuel Surcharge	0.90	0.72
Total	12.85	10.28
Sub Total	12.85	10.28

3.43



BRIGHT HOUSE NETWORKS BUSINESS SOLUTIONS
IS NOW SPECTRUM BUSINESS

November 18, 2018
Invoice Number: 077420101111818
Account Number: 0050774201-01
Security Code: 5038
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

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

Summary *Services from 11/24/18 through 12/23/18
details on following pages*

Previous Balance	74.98
Payments Received - Thank You	-74.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	74.98
Current Charges	\$74.98
Total Due by 12/09/18	\$74.98

SPECTRUM BUSINESS NEWS

Other Providers Say they're the Best Value. We Prove It. We Mean Business. Get Advanced Voice with unlimited long distance calling with 35+ calling features for \$29.99/mo per line when bundled. Call 1-855-758-1655 today!

Other Providers Say they're the Best Value. We Prove It. We Mean Business. Get over 45+ top channels and the service to keep your customers happy. Call 1-855-758-1655 to get affordable, reliable TV service for your business today!



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 18 11182018 NNNNNY 01 001799 0005

TOWNE PARK II CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

November 18, 2018
TOWNE PARK II CDD
Invoice Number: 077420101111818
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

Total Due by 12/09/18	\$74.98
Amount you are enclosing	\$



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



0001100100507742010169007498

November 18, 2018

Invoice Number:
Account Number:
Security Code:

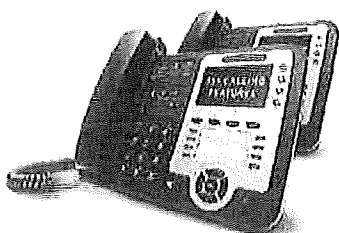
TOWNE PARK II CDD
077420101111818
0060774201-01
5038

Spectrum
BUSINESS

Contact Us
Visit us at brighthouse.com/business
Or, call us at 1-877-824-6249
7635 1610 NO RP 18 11182018 NNNNNY 01 001798 0005

WE MEAN BUSINESS.

At Spectrum Business, we know that clear and straightforward communication is crucial to running a business. That's why we're dedicated to bringing businesses great services at great prices—no tricks, no surprises, no doublespeak.



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LOCAL AND
LONG DISTANCE

UPGRADE TO SPECTRUM
BUSINESS AND SAVE

VOICE ONLY

FOR ONLY

\$29⁹⁹
/mo. when
bundled for
one year*

No Contracts, No Hidden fees, No Added Taxes

What we say is what you get.

- ▶ Over 35 Advanced Business calling features included
- ▶ 99.9% Network Reliability[®]
- ▶ No Contracts
- ▶ No Hidden Fees
- ▶ No Added Taxes



**30-Day
Money-Back
Guarantee***



**\$500 Contract
Buyout[†]**

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**Towne Park
Community Development District**

Monthly Financials

Towne Park CDD
Statement of Financial Position
As of 10/31/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$46,449.92				\$46,449.92
Deposits	4,350.00				4,350.00
Debt Service Reserve Bond		\$208,937.50			208,937.50
Debt Service Reserve 2B Bond		183,520.01			183,520.01
Debt Service Reserve 3A Bond		567,440.00			567,440.00
Revenue Bond		516.80			516.80
Revenue 2B Bond		783.14			783.14
Revenue 3A Bond		2,421.48			2,421.48
Interest Bond		67,893.75			67,893.75
Interest 2B Bond		64,681.75			64,681.75
Interest 3A Bond		201,272.05			201,272.05
Prepayment Bond		524,192.69			524,192.69
Sinking Fund Bond		30,000.00			30,000.00
Capitalized Interest 2B Bond		90,217.60			90,217.60
Capitalized Interest 3A Bond		280,732.54			280,732.54
Accounts Receivable - Due from Developer			\$269.50		269.50
Acquisition/Construction Bond			3,370.08		3,370.08
Acquisition/Construction 2B Bond			1,892,278.80		1,892,278.80
Acquisition/Construction 3A Bond			8,042,153.38		8,042,153.38
Cost of Issuance 2B Bond			6,431.24		6,431.24
Cost of Issuance 3A Bond			6,436.26		6,436.26
Total Current Assets	\$50,799.92	\$2,222,609.31	\$9,950,939.26	\$0.00	\$12,224,348.49
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,222,609.31	\$2,222,609.31
Amount To Be Provided				14,042,390.69	14,042,390.69
Total Investments	\$0.00	\$0.00	\$0.00	\$16,265,000.00	\$16,265,000.00
Total Assets	\$50,799.92	\$2,222,609.31	\$9,950,939.26	\$16,265,000.00	\$28,489,348.49
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$747.84				\$747.84
Accounts Payable			\$269.50		269.50
Retainage Payable 2B Bond			87,181.81		87,181.81
Retainage Payable 3A Bond			135,675.86		135,675.86
Total Current Liabilities	\$747.84	\$0.00	\$223,127.17	\$0.00	\$223,875.01
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$16,265,000.00	\$16,265,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$16,265,000.00	\$16,265,000.00
Total Liabilities	\$747.84	\$0.00	\$223,127.17	\$16,265,000.00	\$16,488,875.01
<u>Net Assets</u>					
Net Assets - General Government	\$30,645.11				\$30,645.11
Current Year Net Assets - General Government	\$19,406.97				19,406.97
Net Assets, Unrestricted		\$2,053,558.68			2,053,558.68
Current Year Net Assets, Unrestricted		169,050.63			169,050.63
Net Assets, Unrestricted			\$9,968,934.09		9,968,934.09
Current Year Net Assets, Unrestricted			(241,122.00)		(241,122.00)
Total Net Assets	\$50,052.08	\$2,222,609.31	\$9,727,812.09	\$0.00	\$12,000,473.48
Total Liabilities and Net Assets	\$50,799.92	\$2,222,609.31	\$9,950,939.26	\$16,265,000.00	\$28,489,348.49

Towne Park CDD
Statement of Activities
As of 10/31/2018

	General Fund	Debt Service Funds	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Off-Roll Assessments	\$49,448.84				\$49,448.84
Off-Roll Assessments		\$169,050.63			169,050.63
Total Revenues	<u>\$49,448.84</u>	<u>\$169,050.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$218,499.47</u>
<u>Expenses</u>					
Supervisor Fees	\$600.00				\$600.00
D&O Insurance	2,356.00				2,356.00
Trustee Services	2,587.50				2,587.50
Management	2,083.33				2,083.33
Assessment Administration	5,000.00				5,000.00
Legal Advertising	201.26				201.26
Web Site Maintenance	75.00				75.00
Clubhouse Electric	760.54				760.54
Water	236.26				236.26
Clubhouse Water	179.22				179.22
Amenity - Pool Maintenance	1,350.00				1,350.00
Amenity - Internet	74.98				74.98
General Insurance	2,946.00				2,946.00
Property & Casualty	8,613.00				8,613.00
Landscaping Maintenance & Material	2,734.00				2,734.00
Facility Repair & Maintenance	245.00				245.00
Contingency			241,122.00		241,122.00
Total Expenses	<u>\$30,042.09</u>	<u>\$0.00</u>	<u>\$241,122.00</u>	<u>\$0.00</u>	<u>\$271,164.09</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$0.22				\$0.22
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.22</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.22</u>
Change In Net Assets	\$19,406.97	\$169,050.63	(\$241,122.00)	\$0.00	(\$52,664.40)
Net Assets At Beginning Of Year	<u>\$30,645.11</u>	<u>\$2,053,558.68</u>	<u>\$9,968,934.09</u>	<u>\$0.00</u>	<u>\$12,053,137.88</u>
Net Assets At End Of Year	<u><u>\$50,052.08</u></u>	<u><u>\$2,222,609.31</u></u>	<u><u>\$9,727,812.09</u></u>	<u><u>\$0.00</u></u>	<u><u>\$12,000,473.48</u></u>

Towne Park CDD
Budget to Actual
For the Month Ending 10/31/2018

	Year To Date			
	Actual	Budget	Variance	FY 2019 Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$49,448.84	\$7,400.00	\$42,048.84	\$88,800.00
Developer Collections	0.00	16,287.50	(16,287.50)	195,450.00
Net Revenues	\$49,448.84	\$23,687.50	\$25,761.34	\$284,250.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$600.00	\$333.33	\$266.67	\$4,000.00
D&O Insurance	2,356.00	216.67	2,139.33	2,600.00
Trustee Services	2,587.50	333.33	2,254.17	4,000.00
Management	2,083.33	2,083.33	(0.00)	25,000.00
Engineering	0.00	416.67	(416.67)	5,000.00
Assessment Administration	5,000.00	0.00	5,000.00	0.00
Dissemination Agent	0.00	333.33	(333.33)	4,000.00
District Counsel	0.00	1,250.00	(1,250.00)	15,000.00
Audit	0.00	541.67	(541.67)	6,500.00
Travel and Per Diem	0.00	41.67	(41.67)	500.00
Telephone	0.00	16.67	(16.67)	200.00
Postage & Shipping	0.00	12.50	(12.50)	150.00
Copies	0.00	125.00	(125.00)	1,500.00
Legal Advertising	201.26	250.00	(48.74)	3,000.00
Miscellaneous	0.00	1,666.67	(1,666.67)	20,000.00
Web Site Maintenance	75.00	75.00	0.00	900.00
Dues, Licenses, and Fees	0.00	20.83	(20.83)	250.00
Water	236.26	666.67	(430.41)	8,000.00
Pond Maintenance	0.00	833.33	(833.33)	10,000.00
General Insurance	2,946.00	270.83	2,675.17	3,250.00
Property & Casualty	8,613.00	1,000.00	7,613.00	12,000.00
Landscaping Maintenance & Material	2,734.00	10,416.67	(7,682.67)	125,000.00
<u>Pool & Clubhouse</u>				
Maintenance Staff	0.00	250.00	(250.00)	3,000.00
Facility Management	0.00	250.00	(250.00)	3,000.00
Clubhouse Electric	760.54	833.33	(72.79)	10,000.00
Amenity - Internet	74.98	83.33	(8.35)	1,000.00
Facility Repair & Maintenance	245.00	208.33	36.67	2,500.00
Pest Control	0.00	41.67	(41.67)	500.00
Clubhouse & Pool Maintenance	1,350.00	700.00	650.00	8,400.00
Water	179.22	416.67	(237.45)	5,000.00
Total General & Administrative Expenses	\$30,042.09	\$23,687.50	\$6,354.59	\$ 284,250.00
Total Expenses	\$30,042.09	\$23,687.50	\$6,354.59	\$ 284,250.00
Income (Loss) from Operations	\$19,406.75	\$0.00	\$19,406.75	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$0.22	\$0.00	\$0.22	\$0.00
Total Other Income (Expense)	\$0.22	\$0.00	\$0.22	\$0.00
Net Income (Loss)	\$19,406.97	\$0.00	\$19,406.97	\$0.00