

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' Meeting

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 CRI Engagement Letter for FY 2018 Auditing Services
- 8. Consideration of Payment Authorization No. 91 - 95
- 9. Consideration of Monthly Financials

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

Supervisor Requests and Audience Comments

Adjournment

**Towne Park
Community Development District**

**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



**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



**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



**Towne Park
Community Development District**

Proposal for Underground Electrical Crossings

Thank You
Denver Douglas
Project Manager
Mobile: (813)731-1888
E-Mail: denverdouglas09@gmail.com

1. Introduction

2. Background

3. Methodology

4. Results

5. Discussion

6. Conclusion

7. References

8. Appendix

9. Index

10. Table of Contents

11. Abstract

12. Summary

13. Notes

14. Footnotes

15. References

16. Appendix

17. Index

18. Table of Contents

19. Abstract

**Towne Park
Community Development District**

Floralawn Proposal for Plant Replacement



734 South Combee Road
Lakeland, Florida 33804

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

www.floralawn.com

October 17, 2018

PROPOSAL SUBMITTED TO:

Towne Park 2 CDD

Att: Bethany Ferguson

Email: b.ferguson@hcmanagement.org

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

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

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

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

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

Authorized Signature *Damon Smith*

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

ACCEPTED:

Date 10/25/18

Signature *[Signature]*



**Towne Park
Community Development District**

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**

CRI Engagement Letter for FY 2018 Auditing Services



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

November 2, 2018

(850) 837-3141
(850) 654-4619 (fax)
CRLcpa.com

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

We are pleased to confirm our understanding of the services we are to provide Towne Park Community Development District for the year ended September 30, 2018. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Towne Park Community Development District as of and for the year ended September 30, 2018. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Towne Park Community Development District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Towne Park Community Development District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedule.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of Towne Park Community Development District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of Towne Park Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of Towne Park Community Development District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter

or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that Towne Park Community Development District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility

as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Towne Park Community Development District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of Towne Park Community Development District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

We will also examine the District's compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, as of September 30, 2018. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Accordingly, it will include examining, on a test basis, your records and other procedures to obtain evidence necessary to enable us to express our opinion. Our report will be addressed to the Board of Supervisors of the District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or may withdraw from this engagement.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our

report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Carr, Riggs & Ingram, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Florida Auditor General or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of CRI personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may

intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy (except as required by regulation or professional standard to maintain such records) any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

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

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by the Florida Auditor General. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately November 1, 2018 and to issue our reports no later than June 30, 2019. Alan Jowers is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be \$6,500. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Dispute Resolution

In the event of a dispute between the parties which arises out of or relates to this contract or engagement letter, the breach thereof or the services provided or to be provided hereunder, and, if the dispute cannot be settled through negotiation, the parties agree that before initiating arbitration, litigation or some other dispute resolution procedure, they will first try in good faith to resolve the dispute through non-binding mediation. The mediation will be administered by the American Arbitration Association under its Dispute Resolution Rules for Professional Accounting and Related Services Disputes. The costs of any mediation proceedings shall be shared equally by all parties.

Electronic Data Communication and Storage and Use of Third Party Service Provider

In the interest of facilitating our services to your company, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to your company may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors. You consent

to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement. You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records.

We appreciate the opportunity to be of service to Towne Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC
Certified Public Accountants

RESPONSE:

This letter correctly sets forth the understanding of Towne Park Community Development District.

Management signature: _____

Title: _____

Governance signature: _____

Title: _____

**Towne Park
Community Development District**

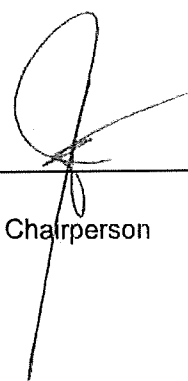
Payment Authorization No. 91 - 95

**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 :	\$ -168.30
Previous Balance Remaining :	\$ 1,255.73
DUE BY 10/16/2018 TO AVOID DISCONNECT	

ACCOUNT DETAIL

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

www.lakelandelectric.com

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

LX2018100318400400.xml-247-000003941

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



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

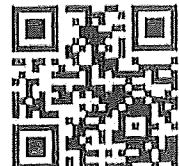
PAYMENT SECTION

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

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

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

Please see back of stub for kiosk locations.



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

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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:249-000003941

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



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

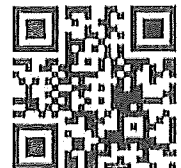
PAYMENT SECTION

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

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

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

Please see back of stub for kiosk locations.



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

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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 834-9536

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



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

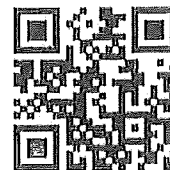
PAYMENT SECTION

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.



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

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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
REMITTANCE ADDRESS
LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

BILLED ACCOUNT NAME AND ADDRESS
JANE GAARLANDT TOWNE PARK CDD 12051 CORPORATE BLVD ORLANDO, FL 32817

PLEASE RETURN THIS INVOICE ALONG WTH YOUR REMITTANCE

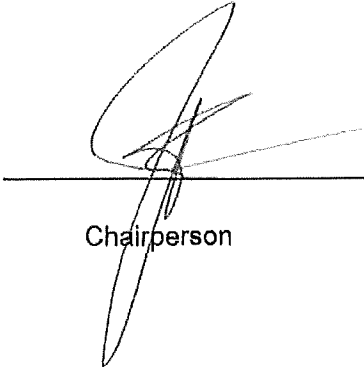
DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
9/28/2018	L060G0IMJR	MEETING SCHEDULE	1 X 70		\$ 337.17
BILLED ACCOUNT NUMBER: 734340				TOTAL AMOUNT DUE	
				\$337.17	

**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
Fishkind & Associates, Inc.
12051 Corporate Blvd
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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

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

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

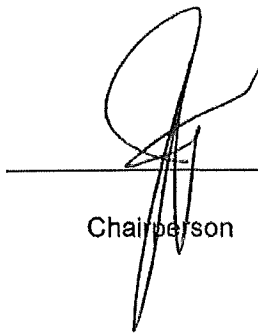
www.fishkind.com
Orlando - Port St. Lucie

**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*

*Q1000
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.

Cyma
10.18.18

001-651-3001-48-01

PA93

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

NOTICE

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF 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 33890

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 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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

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



Invoice 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.

C4MC
10.18.18
001-653-9000-46-43
PA-93

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

QUMA
10/12/18
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 601-051-3000-31-02	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	18105366188	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	2.86	
		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
1977510		08/02/2018	18137691812	10:03AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	74	0.09/MIN	6.66	2.58	
		08/02/2018	17703789695	10:41AM - 10:50AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	2.19	52.14
		08/09/2018	18504252311	10:56AM - 11:22AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	2.56	
		08/09/2018	18636197103	11:01AM - 11:22AM	GLOBALMEET@ AUDIO	TOLL FREE	1	21	0.09/MIN	1.89	2.45	5.24
1977510		08/15/2018	14073823256	9:56AM - 10:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	52	0.09/MIN	4.68	1.11	
		08/15/2018	14073823256	9:59AM - 10:07AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	2.18	
		08/15/2018	18633243698	10:03AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	81	0.09/MIN	7.29	2.73	
		08/15/2018	13055790886	10:42AM - 10:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	7	0.09/MIN	0.63	2.15	
		08/15/2018	14073823256	10:43AM - 11:23AM	GLOBALMEET@ AUDIO	TOLL FREE	1	40	0.09/MIN	3.60	2.86	
		08/15/2018	13055790886	10:59AM - 11:14AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	2.32	22.62
		08/31/2018		7:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	2.00	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: 1Z1Y9R28039446627		Shipper	Receiver	Freight	11.95	9.56
Pickup Date	09/14/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.88	0.70
Service Level	Commercial Ground	12051 CORPORATE BOULEVARD	EP-MN-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	10.26
Bill Reference: AN,Bch,BbC,LRSD,Silver,Towne,YWest				Sub Total	12.83	10.26

1.47

10.87

UPS No: 1Z1Y9R280393313343		Shipper	Receiver	Freight	9.56
Pickup Date	08/24/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surchage	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		
			LOCKBOX SERVICES-12-		
Bill Reference: North Blvd, Towne Park		1 count		Total	12.83
North Blvd, Towne Park				Sub Total	10.26

5.13

UPS No: 1Z1Y9R2B0397980115 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

427

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

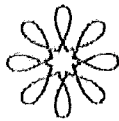
Thank you for your business.

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

Invoice

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:
USAMeritBank
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		Terms	Due Date
Towne Park II CDD 3020 South Florida Avenue Suite 305 Lakeland, FL 33803			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 862-3954492
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

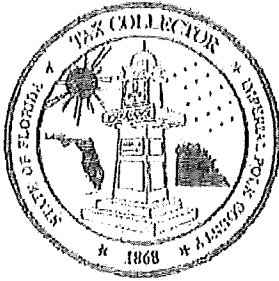
P.O. Box 1259
Haines City, FL 33845
863-412-1919

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 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. ***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	\$13.06
Total				\$13.06

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:



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

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: Kate O. Bueh 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 6526
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!



ayma
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.



4146 S. Falkenburg Rd Riverview, FL 33578-8652
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 :	\$ -2,628.26
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

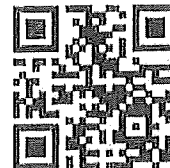
PAYMENT SECTION

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.



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

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.....		1,715.50
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

LX2018110116570400.xml:203-000004151

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



2

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

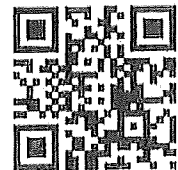
PAYMENT SECTION

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.



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

LX2018110118570400 xmi-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.

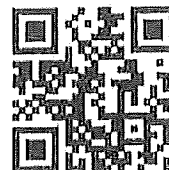
PAYMENT SECTION

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 Peri...	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

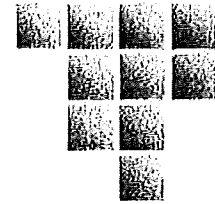
Phone #	Fax #	Web Site
863-668-0494	863-668-0495	www.floralawn.com

Payments/Credits \$0.00

Balance Due \$2,095.00

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

FISHKIND
& ASSOCIATES



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

Invoice

RECEIVED NOV 16 2018

Invoice #:	23770
11/16/2018	

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.

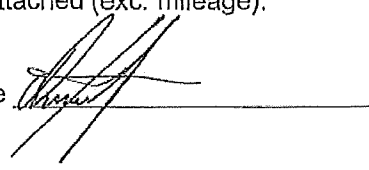
Purpose of trip/meeting: Met with the Highlands management rep.

	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	60.80	
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		

01/09

F:\Library\Forms\ExpReport



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

Dates & Times Location

Pick up
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 3L4523
VIN: 2C3CDZAG1JH317790 Vehicle: 7QB650
Pickup: 10/02/2018 @ 9:17 AM ODO:11053 Fuel:FULL

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

DW	Included
Business Travel Insurance	Included

Optional Protections Declined

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

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 (\$382.39)

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 1:46:17 PM
Term: JD12149628001
Appr: 003726
Seq#: 031945
Product: Unleaded
Pump Gallons Price
03 6.837 \$2.778
Total Sale \$19.00
Capture

Visa
XXXXXXXXXXXX8818
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!

Disponible

en Espanol

Survey Code: 1646105

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	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Towne Park 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

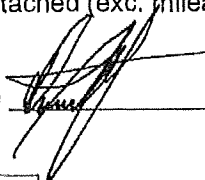
Purpose of trip/meeting: Met with the Lake Doctor

	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: \$27.00

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX6818

Swiped

10/09/2018 18:16:25

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 Español *

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

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



Rental Agreement Summary
RA#: 3QKPKC
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 Charges:		\$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 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.

113.03/2 = 56.52

MODERATOR 84618295 - Jane Gaarlandt

LOCATION

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
24777511	SWT	09/28/2018	13867367700	8:55AM - 9:03AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.00/MIN	0.00	0.00	0.00
24777511	CBT	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 Gaarlandt (continued)

LOCATION

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
24777511	CBT	09/28/2018	13862558471	9:02AM - 9:55AM	GLOBALMEET@ AUDIO	TOLL FREE	1	53	0.00/MIN	0.00	0.00	0.00
24777511	PPR	09/28/2018	13867367700	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
24777511	PPR	09/28/2018	14073752698	11:00AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.00/MIN	0.00	0.00	0.00
24777511		10/04/2018	1564678018	5:50PM - 6:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18335495943	5:53PM - 6:37PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1837319893	5:54PM - 6:09PM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.00/MIN	0.00	0.00	0.00
		10/04/2018	833678754	5:56PM - 6:32PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.00/MIN	0.00	0.00	0.00
		10/04/2018	833678754	5:56PM - 6:30PM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14072745193	5:56PM - 8:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	149	0.00/MIN	0.00	0.00	0.00
		10/04/2018	15546003162	5:56PM - 7:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	65	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14057425911	5:57PM - 8:00PM	GLOBALMEET@ AUDIO	TOLL FREE	1	123	0.00/MIN	0.00	0.00	0.00
		10/04/2018	833787381	6:00PM - 6:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18135429976	6:05PM - 8:21PM	GLOBALMEET@ AUDIO	TOLL FREE	1	136	0.00/MIN	0.00	0.00	0.00
		10/04/2018	833787381	6:23PM - 7:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	72	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14076940428	6:37PM - 6:53PM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8337867275	6:40PM - 8:22PM	GLOBALMEET@ AUDIO	TOLL FREE	1	102	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14076940428	6:52PM - 7:00PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14076940428	6:58PM - 7:22PM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8337867275	8:21PM - 8:26PM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1850559752	9:06AM - 9:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1850559752	9:13AM - 9:43AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18533243698	9:42AM - 9:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18533243698	9:58AM - 11:35AM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18533243698	10:58AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
		10/04/2018	14073752698	5:56PM - 8:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	149	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1833408226	7:55PM - 8:22PM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.00/MIN	0.00	0.00	0.00



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	Fuel Surcharge	0.94	0.75
Weight 1 lb	Zone 006	ORLANDO FL 32817			
Payer Shipper	AMANDA LANE	MIN 55108 SAINT PAUL LOCKBOX SERVICES-12-	Total	12.89	10.31
Bill Reference: Black, Bcid, CP, GID, Grove, Silver, Town		1 count	Sub Total	12.89	10.31

1.47

8.87

UPS No: 1Z1Y9R280391941356	Shipper	Receiver	Freight
Pickup Date 10/18/2018	FISHKIND & ASSOCIATES	TAX COLLECTOR FOR POLK	9.94
Service Level Commercial Ground	12051 CORPORATE BOULEVARD CDD	ORLANDO	3.10
Weight 1 lb	FL 32817	430 EAST MAIN STREET	1.08
Zone 082		BARTOW	0.86
Payer Shipper		FL 33830	
	NORTH BLVD. CDD.	MARY J. GOODING.	

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

Towne Park, North Blvd, HHRE CDD	1 count	Total	14.12	11.91
		Sub Total	14.12	11.91

u

3.97

Invoice No 1810039052
 Invoice Date 10/10/2018
 Account No W203899987/1Y9R28
 Account FISHKIND & ASSOCIATES



Original Charges

Invoice Detail

UPS No: 1Z1Y9R28039958744
 Pickup Date 09/28/2018
 Service Level Commercial Ground
 Weight 1 lb
 Zone 006
 Payer Shipper
 Shipper FISHKIND & ASSOCIATES
 12051 CORPORATE BOULEVARD
 ORLANDO
 FL 32817
 Receiver U.S. BANK, N.A.-CDD
 EP-MN-01LB
 1200 ENERGY PARK DRIVE
 SAINT PAUL
 MN 55108
 LOCKBOX SERVICES-12-

Bill Reference: Amelia, Parker, Towne
 Amelia, Parker, Towne
 1 count

Billing		List Discount	
		Price	Price
Freight		11.85	8.56
Fuel Surcharge		0.90	0.72
Total		12.85	10.28
Sub Total		12.85	10.28

3.43

Spectrum BUSINESS

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

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Other Providers Say they're the Best Value. We Prove It. We Mean Business. Get Advanced Voice with unlimited long distance calling with 36+ calling features for \$29.99/mo per line when bundled. Call 1-855-758-1655 today!

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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 1810 NO RP 18 11182018 NNNNNY 01 001789 0006

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
0050774201-01
5038

Spectrum
BUSINESS

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Or, call us at 1-877-824-6249
7635 1610 NO RP 18 11182018 NNNNNY 01 001789 0005

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- ▶ No Added Taxes



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**\$500 Contract
Buyout[‡]**

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BMA-1018-BCCAL-BVN

SA91F03N

**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