

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, January 10, 2019 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 Resolution 2019-03, Designating District Manager, Assessment Consultant, and Financial Advisor *(subject to District Counsel's review)*
- 5. Consideration of Proposal for Underground Electrical Crossings
- 6. Ratification of Floralawn Proposal for Plant Replacement
- 7. Ratification of Proposal for Pond 1 Hydrilla Treatment
- 8. Consideration of CRI Engagement Letter for FY 2018 Auditing Services
- 9. Consideration of Payment Authorization Nos. 93 - 96
- 10. 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 10th DAY OF JANUARY, 2019.

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman, Board of Supervisors

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**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 10TH DAY OF JANUARY, 2019.

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**

Resolution 2019-03

(subject to District Counsel's review)

RESOLUTION 2019-03

A RESOLUTION DESIGNATING FISHKIND & ASSOCIATES, INC., AS DISTRICT MANAGER OF AND ASSESSMENT CONSULTANT FOR AND FINANCIAL ADVISOR TO THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING COMPENSATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 189, *Florida Statutes*, being situated in the City of Lakeland, Polk County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of the District has previously appointed Fishkind & Associates, Inc. as District Manager and Assessment Consultant (hereinafter, collectively, the "District Manager") and Financial Advisor; and

WHEREAS, the Board of Supervisors and Fishkind & Associates, Inc. desire to enter into a revised District Management Agreement and Financial Advisor Agreement (collectively, the "Fishkind Agreement"), which shall be dated effective as of the date of this Resolution, the form(s) of which are attached hereto as **Exhibit A**; and

WHEREAS, pursuant to the terms of the Fishkind Agreement, Fishkind & Associates, Inc. may, upon notice to the District, assign its rights and obligations under such agreement to any subsidiary, affiliate, or successor in connection with the sale of all or substantially all of Fishkind & Associates, Inc.'s assets; and

WHEREAS, Fishkind & Associates, Inc. has recently advised the Board of Supervisors of the District of its intent to enter into a proposed transaction (the "Transaction") with PFM Financial Advisors LLC or PFM Consulting Services, LLC or its affiliate(s) (collectively, "PFM") whereby Fishkind will sell all or substantially all of its assets to PFM; and

WHEREAS, in connection with the Transaction and pursuant to the Fishkind Agreement, Fishkind & Associates, Inc. desires to assign its rights and obligations as District Manager and Financial Advisor under the Fishkind Agreement to PFM upon and after the date the Transaction is consummated, and the Board is amenable to such assignment upon the consummation of the Transaction.

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

1. Fishkind & Associates, Inc. has previously been appointed the District Manager and Financial Advisor to the District.

2. Fishkind & Associates, Inc., shall be compensated for services in such capacity in the manner prescribed set forth in the Fishkind Agreement attached hereto as **Exhibit A**, which agreement is approved as to form and substance. Upon execution of the Fishkind Agreement(s) attached hereto as **Exhibit A**, all prior agreements relating to the services contemplated in the Fishkind Agreement attached hereto as **Exhibit A** are hereby rescinded by the parties and shall be of no further force and effect.
3. The assignment by Fishkind & Associates, Inc. of all of its rights and obligations as District Manager and Financial Advisor under the Fishkind Agreement to PFM is approved by the Board in connection with, and shall become effective upon, consummation of the Transaction referenced hereinabove.
4. This Resolution shall become effective immediately upon its adoption.

Adopted this 10th day of January, 2019.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson/Vice Chairperson

Exhibit A: Fishkind Agreements

DISTRICT MANAGEMENT AND ASSESSMENT CONSULTANT AGREEMENT

This District Management Agreement (this "Agreement"), made and entered into this 10th day of January, 2019 (the "Effective Date") by and between Towne Park Community Development District ("DISTRICT") and Fishkind & Associates, Inc. (hereinafter called the "MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other; provided, however, that MANAGER may, upon notice to the DISTRICT, assign MANAGER's rights and obligations under this Agreement to any subsidiary or affiliate of MANAGER or a successor of MANAGER in connection with the sale of all or substantially all of MANAGER's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER and the DISTRICT shall, and shall cause its agent(s) to, cooperate with MANAGER in its conduct of reasonable due diligence in performing the services, including with respect to the facts that are necessary in its recommendation(s) to the DISTRICT in connection with a transaction or financial product and/or relevant to a DISTRICT's determination whether to proceed with a course of action. To the extent DISTRICT requests that MANAGER provide advice with regard to any recommendation made by a third party, DISTRICT will provide to MANAGER written direction to do so as well as any Data it has received from such third party relating to its recommendation. DISTRICT acknowledges and agrees that while MANAGER is relying on the Data in connection with its provision of the services under this Agreement, MANAGER makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Towne Park Community Development District
12051 Corporate Boulevard
Orlando, Florida 32801
Attention: District Manager

With A Copy To:

Hopping Green & Sams, PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attention: Roy Van Wyk

MANAGER:

Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, FL 32801
Attention: Hank Fishkind, President

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The professional employees of MANAGER set forth below will provide the services set forth in this Agreement; provided that MANAGER may, from time to time, supplement or otherwise amend the team members set forth below.

- Jane Gaarlandt
- Sonali Patil

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XIII. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not market or otherwise be responsible for the initial offering of the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability

Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Agreement on the part of MANAGER or any of its associated persons, neither MANAGER nor any of its associated persons shall have liability to any person for (i) any act or omission in connection with the performance of its services hereunder, (ii) any error of judgment or mistake of law, or (iii) any loss arising out of or any financial or other damages resulting from DISTRICT's election to act or not to act, as the case may be, contrary to or, absent negligence on the part of MANAGER or any of its associated persons, upon any advice or recommendation provided by MANAGER to DISTRICT.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is Fishkind & Associates, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

9. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Board of Supervisors:

Towne Park Community Development District

Sign _____

Print Name _____

Fishkind & Associates, Inc.

Hank Fishkind, Ph.D., President

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will maintain the DISTRICT's website in compliance with applicable law and ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Dissemination Agent

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Assessment Consulting Services

The Manager shall formulate the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals, including the preparation of an assessment methodology report.

EXHIBIT B
COMPENSATION FOR SERVICES

The table below outlines the minimum management fees. The fees depend upon the type of district, the website selected, and the number of debt issues outstanding for the DISTRICT. Fees are reviewed and adjusted annually pursuant to the DISTRICT's budget process. Our fees include the provision of the services described in Exhibit A, as well as the reimbursable *expenses* set forth in Section III(1).

<i>Type of District</i>	<i>Management Fee</i>	
Inactive	\$5,000	
Developer Control	\$25,000	
Resident Control	\$60,000	
Website	Set Up	Annual
Minimum	\$2,000	\$900
Standard	\$3,000	\$2,500
Deluxe	\$5,000	\$5,000
Lien Book, Tax Roll, and Continuing Disclosure Services	Amount	
Base Fee	\$5,000	
Fee per debt issue	\$7,500	
Assessment Methodology Preparation and Assessment Consulting Services	Fee to be negotiated per debt issuance	

EXHIBIT C
INSURANCE

MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

- a) Worker's Compensation insurance to cover full liability under worker's compensation laws in effect in Florida.
- b) General Liability insurance with limit of one million dollars (\$1,000,000.00) per each occurrence.
- c) Professional Liability insurance with limit of one million dollars (\$1,000,000.00) per each occurrence. Claims-made policies shall have at least a three-year reporting period.
- d) Employment Practices Liability insurance with limit of two million dollars (\$2,000,000.00) per each occurrence.
- e) Commercial Crime insurance with limit of two million dollars (\$2,000,000.00) per each occurrence.
- f) Comprehensive Automobile Liability insurance for all hired and non-owned vehicles used by the Consultant's staff with a combined single limit of one million dollars (\$1,000,000.00).

The DISTRICT (and its staff, consultants, and supervisors as applicable) will be listed as additional insureds on the General Liability and Automobile insurance policies described above. The DISTRICT (and its staff, consultants, and supervisors as applicable) will be listed as a joint loss payee on the Commercial Crime insurance. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the DISTRICT to not be named as an additional insured or joint loss payee where applicable) without sixty (60) days written notice to the DISTRICT. MANAGER will furnish the DISTRICT with a Certificate of Insurance evidencing compliance with this section prior to Agreement commencement and upon request.

FINANCIAL ADVISORY AGREEMENT

This agreement ("Agreement"), made and entered into this 10th day of January, 2019, (the "Effective Date") by and between Towne Park Community Development District ("DISTRICT") and Fishkind & Associates, Inc. (hereinafter called "FA"), sets forth the terms and conditions under which FA shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing the DISTRICT's strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, FA is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, DISTRICT and FA agree as follows:

I. SCOPE OF SERVICES

FA shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. DISTRICT acknowledges and agrees that most tasks requested by DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by FA which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and FA.

II. WORK SCHEDULE

The services of FA are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. FA is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated FA as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any limitations provided herein. FA shall not be responsible for, or have any liability in connection with, verifying that FA is independent from any other party seeking to rely on the IRMA exemption (as such independent status is required pursuant to the IRMA exemption, as interpreted from time to time by the SEC). DISTRICT acknowledges and agrees that any reference to FA, its personnel and its role as

IRMA, including in the written representation of DISTRICT required under SEC Rule 15Ba1-1(d)(3)(vi)(B) shall be subject to prior approval by FA. DISTRICT further agrees not to represent that FA is DISTRICT's IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, outside of the scope of services without FA's prior written consent.

2. MSRB Rules require that municipal advisors make written disclosures to their DISTRICTs of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in FA's Disclosure Statement delivered to DISTRICT together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION

For the services provided under this Agreement, FA's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, FA will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by FA subject to the limitations of Chapter 112.061, F.S. Upon request of DISTRICT, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective as of the Effective Date until January 10, 2020 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term"), unless terminated in writing by either party upon thirty (30) days written notice to the other party without cause, or immediately upon written notice for good cause. For purposes of this Agreement, the term "good cause" shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by FA which, in each case, FA fails to cure within 10 days of notice thereof. Upon such termination, FA will be paid for all services performed and costs and expenses incurred up to the termination date.

VI. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other party ; provided that upon notice to DISTRICT, (i) FA may assign this Agreement or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, FA, or (ii) to any subsidiary or affiliate of FA or a successor of FA in connection with the sale of all or

substantially all of FA's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

VII. INFORMATION TO BE FURNISHED TO FA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to FA and the DISTRICT shall, and shall cause its agent(s) to, cooperate with FA in its conduct of reasonable due diligence in performing the services, including with respect to the facts that are necessary in its recommendation(s) to the DISTRICT in connection with a municipal securities transaction or municipal financial product and/or relevant to the DISTRICT's determination whether to proceed with a course of action. To the extent DISTRICT requests that FA provide advice with regard to any recommendation made by a third party, DISTRICT will provide to FA written direction to do so as well as any Data it has received from such third party relating to its recommendation. DISTRICT acknowledges and agrees that while FA is relying on the Data in connection with its provision of the services under this Agreement, FA makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

VIII. NOTICES

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to wit:

DISTRICT:

Towne Park Community Development District
12051 Corporate Boulevard
Orlando, Florida 32801
Attention: District Manager

FA:

Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, FL 32801
Attention: Hank Fishkind, President

Copy To:

Hopping Green & Sams, PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attention: Roy Van Wyk

IX. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by FA pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement FA shall deliver to the DISTRICT copies of any materials or documents pertaining to or prepared in accordance with this Agreement.

X. FA'S REPRESENTATIVES

1. Assignment of Named Individuals

Professional employees of FA will provide the services set forth in this Agreement and FA may, from time to time, supplement or otherwise amend the team members. The individual listed below shall be the engagement manager for this Agreement.

- Hank Fishkind
- Kevin Plenzler

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, FA to replace any member of the advisory team. Should the DISTRICT make such a request, FA shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

FA shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XII. LIMITATION OF LIABILITY

Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Agreement on the part of FA or any of its associated persons, neither FA nor any of its associated persons shall have liability to any person for (i) any act or omission in connection with the performance of its services hereunder; (ii) any error of judgment or mistake of law; (iii) any loss arising out of any issuance of municipal securities, any municipal financial product or any other financial product, or (iv) any financial or other damages resulting from DISTRICT's election to act, or not to act, contrary to or upon any advice or recommendation provided by FA to DISTRICT.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

FA, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person,

other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will FA be liable for any act or omission of any third party or for any circumstances beyond FA's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

XIV. APPLICABLE LAW

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. FA and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and FA and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of FA shall not in any way be deemed an amendment or modification of this Agreement. This Agreement supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

XVII. PUBLIC RECORDS DISCLOSURE.

FA understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, FA agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is Fishkind & Associates, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the FA shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement

term and following the Agreement term if the FA does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in FA's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the FA, the FA shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE FA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE FA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, FISHKIND & ASSOCIATES, INC., AT 407-382-3256, 12051 CORPORATE BLVD., ORLANDO, FLORIDA 32817.

[Signature Page Follows]

IN WITNESS THEREOF, the DISTRICT and FA have executed this Agreement as of the day and year herein above written.

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

FA

By: _____

Name: _____

Title: President

Date: _____

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals; notwithstanding the foregoing, these services shall not include the preparation of an assessment methodology report.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of non-ad valorem special assessment and other revenues growth rates by revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances,

selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.

- Conduct strategic modeling and planning and related consulting.
- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.

- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.
 - Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
 - Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
 - Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
 - Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that FA is not responsible for the inclusion or omission of any material in published offering documents.
 - As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
 - Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
 - Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
 - Assist and advise the DISTRICT with investment of proceeds of debt offerings
3. **Special Services.** Upon request of the DISTRICT:

FA may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs

8. Investment advisory services (services to be provided by an affiliate of FA under separate agreement between the DISTRICT and such affiliate))
9. Arbitrage and rebate services (services to be provided by an affiliate of FA under separate agreement between the DISTRICT and such affiliate)
10. Financial analysis of projects being developed by engineer/architect studies
11. Negotiate on behalf of the DISTRICT for proposed projects

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIABLE)

Description	Unit Price	
TRANSACTIONAL FEE SCHEDULE		
		Non-investment
A. Conventional Long-Term Fixed Rate Debt	Investment Grade	Grade
Up to \$25 Million	<u>\$1.00/ \$1,000</u>	<u>\$1.00/ \$1,000</u>
\$25 Million up to \$50 Million	<u>\$0.85/ \$1,000</u>	<u>\$1.00/ \$1,000</u>
Over \$50 Million up to \$75 Million	<u>\$0.75/ \$1,000</u>	<u>\$0.85/ \$1,000</u>
Over \$75 Million	<u>\$0.50/ \$1,000</u>	<u>\$0.75/ \$1,000</u>
Above Fees Subject To:		
Minimum	<u>\$20,000.00</u>	<u>\$25,000.00</u>
Maximum	<u>\$125,000.00</u>	<u>\$200,000.00</u>
Additional Fee – Refunding Transaction	\$ <u>N/A</u> (excluding escrow structuring if requested)	

B. Notes, Including but not Limited to TANS and RANS \$15,000.00¹

¹Fee for investment grade, publicly offered issues; fee for private placement or non-investment grade public offering will be negotiated prior to the sale.

NON-TRANSACTIONAL FEE SCHEDULE

C. Professional Fees

Managing Director	<u>\$300.00/ Hour</u>
Senior Managing Consultant (other senior staff)	<u>\$250.00/ Hour</u>
Senior Analyst (Analyst)	<u>\$150.00/ Hour</u>
Administrative Staff	<u>\$0.00 / Hour</u>

D. Out of Pocket Expenses

Not to Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*FA also offers a flat “overhead” fee of \$1,500 per financing to cover all typical expenses (copies, printing, in state travel, etc). Both structures exclude New York and other out of state travel, which is billed at cost.

Other Services

In addition to advising on bond transactions, FA is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, arbitrage rebate compliance, investment agreement and float contract bidding, investment liquidation, interest rate swap pricing and implementation, and other related services. These services would be provided via separate contract with the appropriate FA related entity such as FA Asset Management, LLC. If needed or required under this proposal, these services are subject to a separate fee to be negotiated in advance at the time of the service. FA fully discloses all fees related to any transaction.

EXHIBIT C **INSURANCE**

Fishkind & Associates, Inc. ("FA") has a complete insurance program, including property, casualty, comprehensive general liability, automobile liability and workers compensation. FA maintains professional liability and fidelity bond coverages which total \$30 million and \$10 million, respectively. FA also carries a \$10 million cyber liability policy.

Our Professional Liability policy is a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$250 comprehensive & \$500 collision

Cyber Liability \$50,000

General Liability \$0

Professional Liability (E&O) \$1,000,000

Financial Institution Bond \$75,000

Insurance Company & AM Best Rating

Professional Liability (E&O)	Endurance American Specialty Insurance; (A+; XV) XL Specialty Insurance Company; (A; XV) Continental Casualty Company; (A; XV) Starr Indemnity & Liability Company; (A; XIV)
Financial Institution Bond	Federal Insurance Company; (A++; XV)
Cyber Liability	Indian Harbor Insurance Company (A; XV)
General Liability	Great Northern Insurance Company; (A++; XV)
Automobile Liability	Federal Insurance Company; (A++; XV)
Excess /Umbrella Liability	Federal Insurance Company; (A++; XV)
Workers Compensation & Employers Liability	Great Northern Insurance Company; (A++; XV)



**Towne Park
Community Development District**

Proposal for Underground Electrical Crossings

D S Boring, LLC
14315 Wadsworth Drive
Odessa FL. 33556

Towne Park CDD

~~Highland Homes~~

RE: town park 2-B crossings

Date: 11/12/2018

ATTN: Wayne Brackin

Phone: 863-698-4760

[illegible]

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

Based on:

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

Thank You For The Opportunity To Bid Your Projects

Accepted By :

Company :

Signature: _____

Print Name: _____

Position:

PO#:

Thank You

Denver Douglas

Project Manager

Mobile: (813)731-1888

E-Mail: denverdouglas09@gmail.com

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**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!			\$10,525.00
Subtotal			
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)
CRIncpa.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 to 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. 93 – 96

**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
DA*

*Cym
10.18.18
001-053 - 9000-46-43
PA #93*

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-01864K

Date 10/12/2018

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

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

Description

Serial # 18-01864K

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

RE: Towne Park Community Development District

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

Amount

\$201.26

Important Message

Paid	
Total	\$201.26

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

Cymc
10.18.18

001-051-3000-48-01

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 565 acres, located in the area bounded on the north by W. Pipkin Road and on the south by Ewell Road, entirely within the City of Lakeland, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

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

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

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

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

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

Jane Gaarlandt
District Manager
October 12, 19, 2018

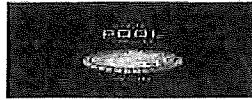
18-01864K

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, 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
10.12.18
001-653-9000-46-43
PA93

Towne Park Community Development District

Date of Meeting: October 11, 2018

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

Approved For Payment:


Manager

10/12/18
Date

CYMS
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 001-051-3000-31-02	2,083.33
Website Fee 49-11	75.00
Conference Calls 001-061-3000-41-01	5.24
UPS 42-01	10.87
Postage 42-08	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# 2

BILLING REF# 3

BILLING REF# 4

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	1838544264	9:25AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	112	0.09/MIN	10.08	2.39	
		08/02/2018	18595366188	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	18332049081	9:30AM - 11:17AM	GLOBALMEET@ AUDIO	TOLL FREE	1	107	0.09/MIN	9.63	2.29	
		08/02/2018	18334965486	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# 2

BILLING REF# 3

BILLING REF# 4

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	1837691812	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: 1Z1Y9R280399446627		Shipper	Receiver	Freight	9.56
Pickup Date	09/14/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.70
Service Level	Commercial Ground	12051 CORPORATE BOULEVARD	EP-MN-01LB		
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE		
Zone	006	FL 32817	SAINT PAUL		
Payer	Shipper	AMANDA LANE	MIN 55108		
			LOCKBOX SERVICES-12-		
Bill Reference: AN,Bch,BbC,L,RSD,Silver,Towne,VWest				Total	10.26
AN,Bch,BbC,L,RSD,Silver,Towne,VWest				Sub Total	10.26

1.47

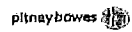
10.87

UPS No: 1Z1Y9R280393313343		Shipper	Receiver	Freight	11.95	9.56
Pickup Date	08/24/2018	FISHKIND & ASSOCIATES	U.S. BANK, N.A.-CDD	Fuel Surcharge	0.88	0.70
Service Level	Commercial Ground	12051 CORPORATE BLVD	EP-MN-01LB			
Weight	1 lb	ORLANDO	1200 ENERGY PARK DRIVE			
Zone	006	FL 32817	SAINT PAUL			
Payer	Shipper	AMANDA LANE	MN 55108			
			LOCKBOX SERVICES-12-			
Bill Reference: North Blvd, Towne Park		North Blvd, Towne Park		Total	12.83	10.26
		1 count		Sub Total	12.83	10.26

5.13

UPS No: 1Z1Y9R280397980115		Shipper		Receiver		Freight	
Pickup Date	08/31/2018	FISHKIND & ASSOCIATES		QGS DEVELOPMENT, INC		9.94	7.95
Service Level	Commercial Ground	12051 CORPORATE BLVD		1450 S. PARK ROAD		0.73	0.58
Weight	1 lb	ORLANDO		PLANT CITY			
Zone	002	FL 32817		FL 33566			
Payer	Shipper	TOWNE PARK ODD		JACQUI GARDNER			
Bill Reference: Towne Park NOC							
		Towne Park NOC ✓		1 count		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	ChP 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

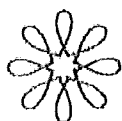
Bill To
Towne Park CDD 12051 Corporate Blvd Orlando, FL 32817

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
		Payments/Credits	\$0.00
		Balance Due	\$791.55

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



floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
11/1/2018	82693

Bill To
Towns 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:
USAAmeriBank
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 863-3994492
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: 2883 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

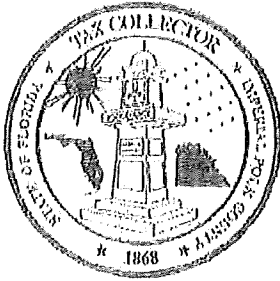
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Date	Invoice #
11/12/2018	10295

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

Description	Amount
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***	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 187.322, 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 682,889,708.08				
<u>Taxing Authority</u>	<u>Total Taxes</u>	<u>% of Total</u>	<u>Total Postage</u>	
Towne Park CDD	79,139.76	0.01140%	114,531.89	\$13.08
Total				\$13.08

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

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

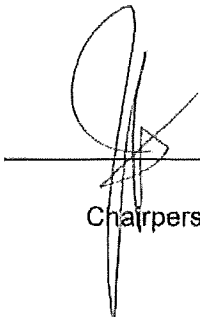
Phone Contact:
Local: (863) 534-4700
Facsimile: (863) 534-4717
Toll Free: (855) 765-5829

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #94 Continued

11/13/2018

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



Chairperson

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

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

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

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



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

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

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

Registered Agent's Signature: Kate A. 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 8528

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!



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

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7835 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 780450
SAINT LOUIS, MO 63179-0450



0001100100507742010169007498



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

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

ACCOUNT DETAIL

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

www.lakelandelectric.com

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

LX2018110118570400.xml-291-000004151

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

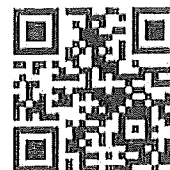
PAYMENT SECTION

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.....		1,718.50
TOTAL CURRENT CHARGES		\$ 3,175.79
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 11/29/2018		\$ 3,163.49

www.lakelandelectric.com

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

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

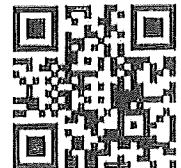
PAYMENT SECTION

Account Number :	3555225
Total Amt Due 11/29/2018	\$ 3,163.49
Amount Enclosed :	_____

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

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

Please see back of stub for kiosk locations.



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

0 000000000316349 000000035552256 0 000000000316349 000000035552256



Retain This Portion For Your Records

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

ACCOUNT SUMMARY

Page 1 of 2

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

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Electric Service		
General Service Customer Charge.....	\$ 13.00	
Electric 6571 KWH @ 0.05015.....	\$ 329.54	
Environmental Charge 6571 KWH @ 0.0021099.....	\$ 13.86	
Fuel Charge 6571 KWH @ 0.03875.....	\$ 254.62	
Florida Gross Receipts Tax.....	\$ 15.67	
Florida Regulatory Commission Surcharge.....	\$ 0.10	
Florida Sales Tax.....	\$ 43.56	
Polk County Sales Surtax.....	\$ 6.27	
Inside the City Utility Tax.....	\$ 38.34	
Current Electric Service Charges.....		714.98
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

LX2018110110570400 xmd-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.

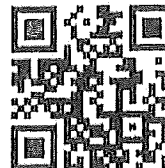
PAYMENT SECTION

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 0000000000088099 000000035681451 0 0000000000088099 000000035681451

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #95

11/27/2018

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



Chairperson

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



Invoice 8953

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

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

DATE
11/15/2018

PLEASE PAY
\$400.00

DUE DATE
11/30/2018

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

TOTAL DUE

\$400.00

THANK YOU.

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

Invoice

Date	Invoice #
11/15/2018	82862

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

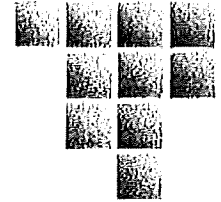
Service Per...	Terms	Project
11/15/2018	Due on receipt	

Quantity	Description	Rate	Amount
1	Rip out dead plants in both entryways East and West Furnish and Install 40 1gl Liriope (Aztec) on each side Furnish and Install 3 30gl Southern Magnolia (along white vinyl fence) Irrigation adjustments 5 yards of Pine bark All debris cleaned and hauled away	2,095.00	2,095.00
Thank you for your business.		Total	\$2,095.00
		Payments/Credits	\$0.00
		Balance Due	\$2,095.00

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

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

Invoice #:	23770
11/16/2018	

RECEIVED NOV 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.

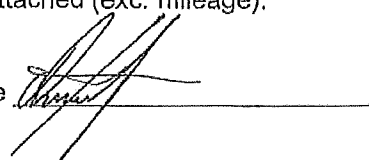
Purpose of trip/meeting: Met with the Highlands management rep.

	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		



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 ****56818 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 8.837 \$2.779
Total Sale \$19.00
Capture

Visa
XXXXXXXXXXXX0818
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

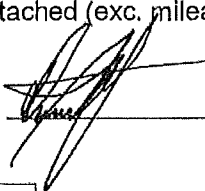
Purpose of trip/meeting: Met with the Lake Doctor

	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
11750 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 18:15:25

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

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

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

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



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

Dates & Times Location

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

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

Vehicle

2018 TOYO CAMR LB4 BLUE DK License: MD 6DE0766
VIN: 4T1B11HK7J0590527 Vehicle: 7QC8JM
Pickup: 10/09/2018 @ 9:21 AM ODO:18892 Fuel:FULL

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

Summary of Charges

Estimated Renter Charges

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

Optional Protections Accepted

DW	Included
Business Travel Insurance	Included

Optional Protections Declined

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

Renter Acknowledgement of Accepted and Declined Protections

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

Taxes and Fees

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

Payments:

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

Renter Acknowledgement of Charges

I acknowledge that I have reviewed and agree to all Estimated Renter Charges and fees listed on Summary of Charges and further agree to pay for 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

ADODERATOR 84618295 - Jane Gaarlandt

LOCATION

BILLING REF# 1

BILLING REF# 2

BILLING REF# 3

BILLING REF# 4

ONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
24777511	SMT	09/28/2018	13867367700	8:55AM - 9:03AM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.00/MIN	0.00	0.00	0.00
24777511	CBL	09/28/2018	13867367700	9:02AM - 9:55AM	GLOBALMEET@ AUDIO	TOLL FREE	1	53	0.00/MIN	0.00	0.00	0.00

ADODERATOR 84618295 - Jane Gaarlandt (continued)

LOCATION

BILLING REF# 1

BILLING REF# 2

BILLING REF# 3

BILLING REF# 4

ONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
24777511	CBL	09/28/2018	13862558171	9:02AM - 9:55AM	GLOBALMEET@ AUDIO	TOLL FREE	1	53	0.00/MIN	0.00	0.00	0.00
24777511	PDR	09/28/2018	13867367700	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
24777511	PDR	09/28/2018	4073752698	11:00AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	24	0.00/MIN	0.00	0.00	0.00
24777511		10/04/2018	15618768018	5:50PM - 6:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	33	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18335469643	5:53PM - 6:37PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.00/MIN	0.00	0.00	0.00
		10/04/2018	18337319893	5:54PM - 6:09PM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8132730764	5:56PM - 6:32PM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8136217861	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 - 8:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	149	0.00/MIN	0.00	0.00	0.00
		10/04/2018	19546003162	5:56PM - 7:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	65	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1407425911	5:57PM - 8:00PM	GLOBALMEET@ AUDIO	TOLL FREE	1	123	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8137873381	6:00PM - 6:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.00/MIN	0.00	0.00	0.00
		10/04/2018	1833542976	6:05PM - 8:21PM	GLOBALMEET@ AUDIO	TOLL FREE	1	136	0.00/MIN	0.00	0.00	0.00
		10/04/2018	8137873381	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	8137867275	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	8137867275	8:21PM - 8:26PM	GLOBALMEET@ AUDIO	TOLL FREE	1	5	0.00/MIN	0.00	0.00	0.00
		10/11/2018	1850595752	9:06AM - 9:15AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.00/MIN	0.00	0.00	0.00
		10/11/2018	1853343698	9:13AM - 9:43AM	GLOBALMEET@ AUDIO	TOLL FREE	1	30	0.00/MIN	0.00	0.00	0.00
		10/11/2018	1853343698	9:15AM - 9:43AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	0.00
		10/11/2018	1863426444	10:58AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	9	0.00/MIN	0.00	0.00	0.00
		10/11/2018	1863426444	10:59AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.00/MIN	0.00	0.00	0.00
		10/16/2018	14073752698	5:56PM - 8:23PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
		10/16/2018	18333408226	7:55PM - 8:22PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.00/MIN	0.00	0.00	0.00



Invoice No 1810107232
Invoice Date 10/24/2018
Account No W2038998771Y9R28
Account FISHKIND & ASSOCIATES

Original Charges

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

1.47

8.87

UPS No: 1Z1Y9R28U391941356	Shipper	Receiver	Freight	9.94	7.95
Pickup Date 10/18/2018	FISHKIND & ASSOCIATES	TAX COLLECTOR FOR POLK	Delivery Area Surcharge	3.10	3.10
Service Level Commercial Ground	12051 CORPORATE BOULEVARD	ORLANDO	Fuel Surcharge	1.08	0.86
Weight 1 lb	FL 32817	430 EAST MAIN STREET			
Zone 002		BARTOW			
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

397

Invoice No 1810039052
 Invoice Date 10/10/2018
 Account No W203899871Y9R28
 Account FISHKIND & ASSOCIATES



Original Charges

Invoice Detail

UPS No: 1Z1Y9R28039858744
 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 Price	Discount Price
Freight		11.35	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

SPECTRUM BUSINESS NEWS

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

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



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7835 1810 NO RP 18 11182018 NNNNNY 01 001789 0005

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

November 18, 2018

TOWNE PARK II CDD

Invoice Number: 077420101111818
Account Number: 0050774201-01
Service At: 3883 WHITE IBIS RD
LAKELAND, FL 33803

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



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



0001100100507742010169007498

November 18, 2018

Invoice Number:
Account Number:
Security Code:

TOWNE PARK II CDD
077420101111818
0050774201-01
5038

Spectrum
BUSINESS

Contact Us
Visit us at brighthouse.com/business
Or, call us at 1-877-824-6249
7635 1610 NO RP 18 11182018 NNNNNY 01 001780 0006

WE MEAN BUSINESS.

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

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BUSINESS AND SAVE



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LONG DISTANCE

VOICE ONLY

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

No Contracts, No Hidden fees, No Added Taxes

What we say is what you get.

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



**30-Day
Money-Back
Guarantee[†]**



**\$500 Contract
Buyout[‡]**

FOR BUSINESS SERVICES CALL 1-855-752-1853
OR VISIT BUSINESS.SPECTRUM.COM TODAY

limited time offer, subject to change. Distilled Spectrum Business customers only. Must not have subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. *\$29.99 Voice offer is for 12 mos. & incl. one business phone line w/ unlimited loc. & long distance w/ in the U.S., Puerto Rico, & Canada. Taxes, fees, & surcharges included. Other Phone services may have applicable taxes & fees. 99.9% reliability based on weekly reliability, Dec 2017 - Mar 2018. †Voice Business Spectrum Plan/guarantee for details about the 30 Day Unhappy Satisfaction Guarantee. ‡Contract Buyout offer is valid up to \$500. Visit Business.Spectrum.com/contractbuyout for details. Standard pricing applies after promo period. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not avail. in all areas. Installation & other equipment taxes & fees may apply. Restrictions apply. Call for details. © 2018 Charter Communications, Inc.

BMA-1018-BCCAL-BVN

SA91F03N

**TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #96

12/11/2018

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Management, Inc. Pond Vegetation Treatment	10342	\$ 10,525.00
2	Business Observer Legal Ad - 11.30	18-02183K	\$ 50.31
3	Floralawn Landscape improvements 12.01.2018 Irrigation Repair 12.06.2018	83038 83153	\$ 2,734.00 \$ 34.65
4	Hopping Green & Sams Legal Services through 10.31.2018	103993	\$ 959.00
5	Lakeland Electric Billing Date 12.04.2018 - 5107 White Egret Ln #W/I Billing Date 12.04.2018 - 3606 Peregrine Way #W/I Billing Date 12.04.2018 - 3883 White Ibis Rd. #Rec	3555224-2018.12 3555225-2018.12 3568145-2018.12	\$ 109.16 \$ 2,055.69 \$ 869.20
6	Resort Pool Services DBA Amenity Maintenance	9021	\$ 1,350.00
TOTAL			\$ 18,687.01



Chairperson

Aquatic Weed Management, Inc.

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

Invoice

Date	Invoice #
11/30/2018	10342

PA 96

Bill To

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

Description

Amount

Town Park Phase II Pond I Hydrilla treatment. The scope of work is to treat Hydrilla in Pond I 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

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Thank you for your business!

Phone #

863-412-1919

Total

\$10,525.00

PA 96

Business Observer

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

INVOICE

Legal Advertising

Invoice # 18-02183K

Date 11/30/2018

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

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

Description	Amount
-------------	--------

Serial # 18-02183K Notice of Board of Supervisors' Meeting RE: Towne Park CDD Published: 11/30/2018	\$50.31
---	---------

Important Message

Paid	0
Total	\$50.31

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

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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.

PA-96

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

**Towne Park Community
Development District
Notice of Board of Supervisors'
Meeting**

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

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

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

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

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

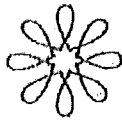
Jaime Gaarlandt
District Manager
November 30, 2018 18-02183K

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

NOTICE

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floralawn
Premier Lawn & Pest

P.O. Box 91597
Lakeland, FL 33804

Invoice

Date	Invoice #
12/1/2018	83038

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 December 2018		
RECEIVED DEC 11 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

PA 96

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

Invoice

Date	Invoice #
12/6/2018	83153

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

Service Peri...	Terms	Project
12/6/2018	Due on receipt	

Quantity	Description	Rate	Amount
1	Irrigation repair above the monthly Maintenance for November, 2018 Labor and materials to make needed repairs: (2) PVC: Coupling (4) Pipe: PVC Service Completed 11/26/2018	34.65	34.65
RECEIVED DEC 11 2018			

Thank you for your business.

Total \$34.65

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

Payments/Credits \$0.00

Balance Due \$34.65

Hopping Green & Sams

Attorneys and Counselors

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

PA96

===== STATEMENT =====
RECEIVED DEC 11 2018

November 29, 2018

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

Bill Number 103993
Billed through 10/31/2018

General Counsel/Monthly Meeting TPKCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

10/01/18	SSW	Confer with Gaarlandt regarding board meeting agenda items.	0.30 hrs
10/08/18	SSW	Prepare agenda items.	0.90 hrs
10/10/18	SSW	Research and prepare property conveyance and amenity acquisition documents; confer with district manager regarding same and meeting agenda items.	2.30 hrs
10/23/18	AHJ	Research status of development.	0.10 hrs
10/25/18	AHJ	Prepare updates to development status chart; attend development status conference call.	0.20 hrs
10/31/18	AHJ	Prepare agenda items; review Florida Department of Economic Opportunity fiscal year 2018-2019 special district fee invoice and update form.	0.40 hrs
Total fees for this matter			\$959.00

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	145 /hr	\$101.50
Warren, Sarah S.	3.50 hrs	245 /hr	\$857.50

TOTAL FEES \$959.00

TOTAL CHARGES FOR THIS MATTER \$959.00

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	145 /hr	\$101.50
Warren, Sarah S.	3.50 hrs	245 /hr	\$857.50

TOTAL FEES \$959.00

TOTAL CHARGES FOR THIS BILL \$959.00

=====

Please include the bill number on your check.



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 : 12/04/2018
Account Number : 3555224
Total Amount Due : \$ 2,622.76
Payment Due Date : 01/02/2019
Payments/Credits since Last Bill : \$ -78.16
Previous Balance Remaining : \$ 1,250.10
DUE BY 12/13/2018 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 - 12 @ 3.28.....	\$ 39.12	
Inside the City Utility Tax.....	\$ 9.92	
Current Water Irrigation Charges.....		109.16
Other Services		
Penalty Charges.....	\$ 3.50	
Water Excess Impact Fees.....	\$ 1,260.00	
Other Services and Account Charges.....		1,263.50
TOTAL CURRENT CHARGES		\$ 1,372.66
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 01/02/2019		\$ 2,622.76

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www.lakelandelectric.com

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

LX2018120419391700.xml-221-000004078

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.



000111 000004078



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

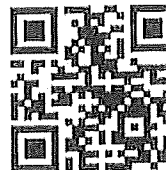
PAYMENT SECTION

Account Number : 3555224
Disconnect Amt Due 12/13/2018 \$ 1,250.10
Total Amt Due 01/02/2019 \$ 2,622.76
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.

0 000000000262276 000000035552249 0 000000000262276 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 : 12/04/2018
Account Number : 3555225
Total Amount Due : \$ 5,481.61
Payment Due Date : 01/02/2019
Payments/Credits since Last Bill : \$ -1,464.29
Previous Balance Remaining : \$ 1,699.20
DUE BY 12/13/2018 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	
Water-1000 gal - 411 @ 4.25.....	\$ 1,746.75	
Inside the City Utility Tax.....	\$ 186.88	
Current Water Irrigation Charges.....		2,055.69
Other Services		
Penalty Charges.....	\$ 11.72	
Water Excess Impact Fees.....	\$ 1,715.00	
Other Services and Account Charges.....		1,726.72
TOTAL CURRENT CHARGES		\$ 3,782.41
TOTAL AMOUNT SUBJECT TO PENALTY AFTER 01/02/2019		\$ 5,481.61

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www.lakelandelectric.com

Please make checks payable to Lakeland Electric P.O. Box 32008 Lakeland, FL 33802-2008 834-9535

LX2018120418391700.xml:223-000004078

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.



000112 000004078



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

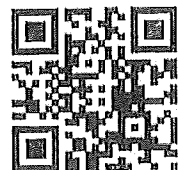
PAYMENT SECTION

Account Number : 3555225
Disconnect Amt Due 12/13/2018 \$ 1,699.20
Total Amt Due 01/02/2019 \$ 5,481.61
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 000000000548161 000000035552256 0 000000000548161 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 : 12/04/2018
Account Number : 3568145
Total Amount Due : \$ 869.20
Payment Due Date : 01/02/2019
Payments/Credits since Last Bill : \$ -888.21
Previous Balance was a Credit : \$ -7.22

ACCOUNT DETAIL

	Itemized Charges	Total Charges
Electric Service		
General Service Customer Charge.....	\$ 13.00	
Electric 6597 KWH @ 0.05015.....	\$ 330.84	
Environmental Charge 6597 KWH @ 0.0021099.....	\$ 13.92	
Fuel Charge 6597 KWH @ 0.03875.....	\$ 255.63	
Florida Gross Receipts Tax.....	\$ 15.73	
Florida Regulatory Commission Surcharge.....	\$ 0.10	
Florida Sales Tax.....	\$ 43.73	
Polk County Sales Surtax.....	\$ 6.29	
Inside the City Utility Tax.....	\$ 38.49	
Current Electric Service Charges.....		717.73
Water Service		
Water Commercial Inside Monthly Base Charge.....	\$ 26.19	
Water-1000 gal - 5 @ 2.44.....	\$ 12.20	
Inside the City Utility Tax.....	\$ 3.84	
Current Water Service Charges.....		42.23
Other Services		
Solid Waste Commercial.....	\$ 17.05	
Wastewater Service.....	\$ 70.89	
Stormwater Service.....	\$ 28.52	
Other Services and Account Charges.....		116.46

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Continued on next page...

www.lakelandelectric.com

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

LX2018120419391700.xm#225-000004078

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.



000113 000004078



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

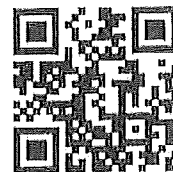
PAYMENT SECTION

Account Number : 3568145
Total Amt Due 01/02/2019 \$ 869.20
Amount Enclosed : _____

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

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

Please see back of stub for kiosk locations.



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

0 000000000086920 000000035681451 0 000000000086920 000000035681451

PA96

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



Invoice 9021

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
12/01/2018

PLEASE PAY
\$1,350.00

DUE DATE
12/16/2018

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.

RECEIVED DEC 11 2018

**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			\$1,666.00		1,666.00
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	\$224,523.67	\$0.00	\$225,271.51
<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	\$224,523.67	\$16,265,000.00	\$16,490,271.51
<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			\$9,967,537.59		9,967,537.59
Current Year Net Assets, Unrestricted			(241,122.00)		(241,122.00)
Total Net Assets	\$50,052.08	\$2,222,609.31	\$9,726,415.59	\$0.00	\$11,999,076.98
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>\$9,967,537.59</u>	<u>\$0.00</u>	<u>\$12,051,741.38</u>
Net Assets At End Of Year	<u><u>\$50,052.08</u></u>	<u><u>\$2,222,609.31</u></u>	<u><u>\$9,726,415.59</u></u>	<u><u>\$0.00</u></u>	<u><u>\$11,999,076.98</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