

Donaldson Knoll Community Development District

12051 Corporate Boulevard Orlando, FL 32817

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The following is the proposed agenda for The Board of Supervisors meeting of the Donaldson Knoll Community Development District (“District”) scheduled to be held at 755 Prairie Industrial Parkway, Mulberry, FL 33860, on Friday, September 28, 2018 at 1:00 p.m. A quorum will be confirmed prior to the start of the meeting.

For those unable to attend in person, you may participate by telephone:

Phone: 1-866-398-2885

Participant Code: 275521

Organizational Matters

- Call to Order
- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the July 13, 2018 Board of Supervisors’ Meeting**
- 2. Consideration of Resolution 2018-04, Adopting an Annual Meeting Schedule for Fiscal Year 2018-2019**
- 3. Consideration of Resolution 2018-05, Amending Resolution 2018-03 to Reschedule the Public Hearing Date Related to the Adoption of the Fiscal Year 2019 Budget**

Business Matters

- 4. Public Hearing on the Adoption of the District’s Annual Budget**
 - a. Public Comments and Testimony**
 - b. Board Comments**
 - c. Consideration of Resolution 2018-06 , Adopting the Fiscal Year 2019 Budget and Appropriating Funds**
- 5. Consideration of Funding Agreement for Fiscal Year 2018-2019**
- 6. Ratification of Funding Request #59 - 63**
- 7. Review of District’s Financial Position and Budget to Actual Year to Date**

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
- B. Audience Comments
- C. Supervisors Requests

Adjournment

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Minutes of the
July 13, 2018
Board of Supervisors' Meeting

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Call to Order

The Board of Supervisors' Meeting for the Donaldson Knoll Community Development District was called to order on Friday, July 13, 2018 at 1:09 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860. Board Members listed below constituted a quorum:

Danny Lopez	Board Member
Beth Clark	Board Member
Annadele d'Ecclesiis	Board Member

Also present were:

Michael J. Pawelczyk	District Counsel (via phone)
Jennifer Walden	Fishkind & Associates
Alan Rayl	Public

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden noted that there were no public comments.

THIRD ORDER OF BUSINESS

Swearing in Newly Elected Board Members

Ms. Walden noted that Mr. Lopez, Ms. Clark, and Ms. d'Ecclesiis were all administered the oath of office prior to the start of the meeting.

FOURTH ORDER OF BUSINESS

Mr. Mato's Resignation Letter and Naming a Replacement Supervisor

Ms. Walden requested a motion to accept Mr. Mato's resignation letter.

ON MOTION by Ms. d'Ecclesiis, second by Mr. Lopez, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District accepted Mr. Mato's Resignation Letter.

Ms. Walden asked for nominations to fill vacant Seat 1 previously held by Mr. Mato.

ON MOTION by Mr. Lopez, second by Ms. Clark, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District nominated Alan Rayl to take the seat.

Ms. Walden administered the oath of office to Mr. Rayl. Ms. Walden explained the Sunshine Law to Mr. Rayl. Mr. Pawelczyk requested that Mr. Rayl call the District Manager or himself with any questions. Mr. Pawelczyk asked Ms. Walden if she will give him a package with information for Supervisors. She responded that she had it at the meeting to give to Mr. Rayl and she will review some items with him after the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the
September 28, 2017 Board of
Supervisors' Meeting**

The Board reviewed the minutes from the September 28, 2017 Board of Supervisors' meeting.

ON MOTION by Mr. Lopez, second by Ms. d'Ecclesiis, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District approved the minutes of the September 28, 2017 Board of Supervisors' Meeting, as presented.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the
November 7, 2017 Landowners
Election**

The Board reviewed the minutes from the November 7, 2017 Landowners' Election.

ON MOTION by Mr. Lopez, second by Ms. d'Ecclesiis, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District approved the minutes of the November 7, 2017 Landowners' Election, as presented.

SEVENTH ORDER OF BUSINESS

**Letter from Supervisor of
Elections – Polk County**

Ms. Walden explained that the District is required to state on the record the number of registered voters within the District each year. Ms. Walden noted that the letter outlines that there are currently no registered voters living in the District. No action is required by the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Canvassing and Certifying the Results of the Landowners' Election

Ms. Walden explained that the resolution states that Mr. Lopez was elected with 71 votes, Ms. d'Ecclesiis was elected with 70 votes, and Ms. Clark was elected with 71 votes at the Landowners' Election on November 7, 2017.

Mr. Lopez and Ms. Clark will each serve a four-year term and Ms. d'Ecclesiis will serve a two-year term.

ON MOTION by Mr. Lopez, second by Ms. Clark, with all in favor, Board of Supervisors for the Donaldson Knoll Community Development District adopted Resolution 2018-01, Canvassing and Certifying the Results of the Landowners' Election.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Election of Officers

Ms. Walden explained that there are a few individuals on the current slate of officers that are no longer employees of Fishkind & Associates. She noted that the Board has the authority to switch around the other slate of officers as well. Currently we have Mr. Clover as Chair, Ms. d'Ecclesiis as Vice-Chair, and Ms. Clark as Assistant Secretary. Ms. Walden suggested adding Mr. Lopez and Mr. Rayl as Assistant Secretaries, and replacing Mr. MacLaren with Ms. Walden as Secretary, naming Ms. Patil as Assistant Secretary in place of Ms. Houck, and keeping the Treasurer as Dr. Fishkind, and replacing Ms. Cupps with Ms. Lane as Assistant Treasurer.

ON MOTION by Mr. Lopez, second by Ms. d'Ecclesiis, with all in favor, Board of Supervisors for the Donaldson Knoll Community Development District approved Resolution 2018-02, Election of Officers, as follows: Mr. Glenn Clover as Chair, Ms. Annadele d'Ecclesiis as Vice-Chair, Ms. Elizabeth Clark, Mr. Danny Lopez, Ms. Sonali Patil and Mr. Alan Rayl as Assistant Secretaries, Ms. Jennifer Walden as Secretary, Dr. Hank Fishkind as Treasurer, and Ms. Amanda Lane as Assistant Treasurer.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving a Preliminary Budget for Fiscal Year 2019 and Setting a Public Hearing Date

Ms. Walden explained that the preliminary budget is listed behind Tab 8 in the agenda package. District staff is proposing the same budget as last year in the amount of \$9,250.00. Along with approving the budget the Board must set up a public hearing date to adopt the final budget and it must be at least 60 days from today. District staff suggested Friday, September 14, 2018 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860 as the public hearing date. Ms. Clark stated that she will be out of town.

Mr. Rayl asked if website maintenance was required. Ms. Walden responded that it is required by Statute which was instated about two years ago. She explained that each District must maintain their own website and the District Management team reviews all the items that are required to be posted on the website regularly.

Ms. Clark mentioned that Mr. Clover raised a question previously about why the District has a \$1,400.00 line item for the website when some of the other ones it is only listed at \$900.00 and he was told that it is a cushion. Ms. Walden responded that the Board can move it and that she thinks it was carried over from last year. She noted that the budget is Developer funded so it is only funded based on actual costs.

Ms. Walden stated that through May the District has only spent \$5,755.00 of the budget and typically the District leaves a little cushion. Mr. Lopez suggested adjusting it based on experience. Ms. Walden stated that she will review it and make sure that they have the right amount. She requested keeping the budget the same today and when the Board adopts the final budget she will make sure that the line item is what it actually should be. She stated that if the Board reduces the budget today they cannot raise it at the public hearing and stated that when the Board approves the budget it will not exceed this amount. Ms. Walden asked if the Board was available on September 14, 2018 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860. Three of the Board Members stated they were available to attend in person.

ON MOTION by Mr. Lopez, second by Mr. Rayl, with all in favor, Board of Supervisors for the Donaldson Knoll Community Development District approved Resolution 2018-03, Approving a Preliminary Budget for Fiscal Year 2019 and Setting September 14, 2018 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860 for the public hearing.

ELEVENTH ORDER OF BUSINESS

Consideration of Financial Advisory Agreement

Ms. Walden explained that the MSRB and the SEC has made some changes regarding Financial Advisories and this document details those requirements in which the District must comply. She

noted that approval of this by the Board would be updating the agreement with the District and Fishkind & Associates to make sure that Fishkind & Associates complies and can provide financial advisory services. She stated that the agreement notes a \$1,000.00 charge but it is included in the Management Fee. Ms. Walden requested a motion to accept the Financial Advisory Agreement with Fishkind & Associates.

ON MOTION by Ms. Clark, second by Mr. Lopez, with all in favor, Board of Supervisors for the Donaldson Knoll Community Development District accepted the Financial Advisory Agreement.

TWELFTH ORDER OF BUSINESS

Review of Legislative Memo from District Counsel

Mr. Pawelczyk explained that he prepares a legislative update for all his District's to monitor legislation throughout the legislative session. He noted that the three acts of law that are described in the memo are the only ones that came out of the session that could potentially pertain to the CDD. He noted that there was nothing that could impact this District yet. He noted that the first act of law deals with contracts that the District enters into for infrastructure in excess of \$1,000,000.00 or more. He noted that it includes certain provisions in those agreements dealing with scrutinized nations and it prohibits local governments, Districts and the State from entering into contracts with those businesses that are on a list that discriminate against Israel or boycott Israel.

Mr. Pawelczyk explained that the second act of law relates to an exception in the public record law and the open meetings law for discussion of security systems. It does not affect residential Districts but it effects local governments and commercial Districts that may have a stadium or County Courthouse and that information is not wanted in the public realm so there is an exemption in the law now for fire safety systems coupled with security.

He explained that the third law deals with communities that are being built pursuant to a Development of Reasonable Impact and allows the DRI report as the initial public facilities report that is required to be submitted on an annual basis to the State. He noted that the District is not required to do that because it has not built any infrastructure yet.

THIRTEENTH ORDER OF BUSINESS

Ratification of Funding Requests #49 – 58

The Board reviewed Funding Requests #49 – 58. Ms. Walden explained that these have been approved and paid and just need to be ratified by the Board.

ON MOTION by Mr. Lopez, second by Ms. Clark, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District ratified Funding Requests #49 – 58

FOURTEENTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

The Board reviewed the District's financial statements. Ms. Walden noted that the District had expenses of \$5,755.00 as of the end of May vs. a budget of just over \$6,000.00. So, the District is currently under budget at this point in the fiscal year. No action from the Board was required.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

Attorney –

Mr. Pawelczyk reminded the Board Members of their obligation to file the Form 1 Statement of Financial Interest by July 1, 2018. He noted that if they have not filed yet then they are late but the Supervisor of Elections will typically not start fining Board Members until September 1, 2018. He noted that they must file it with the Supervisor of Elections of the County in which they reside and stated that if they have any questions they can contact the District Manager or himself.

He noted that newly appointed Board Members need to file the same form within 30 days of today's date. He stated that if they are on multiple Boards they can file one Form 1 to satisfy that obligation. Mr. Lopez added that they must list every CDD Board in which they serve. Mr. Pawelczyk confirmed that to be true and stated that if they failed to mention one of the CDD Boards and they filed for all the others then they are still in compliance and they would have to correct that record with the State.

He stated that on August 1, 2018 he will go through his Districts to ensure that everyone has filed and noted that the Management Team does the same thing so make sure Board Members are not subject to a fine. He advised the Board to read any emails from District staff. Ms. Walden noted that she does not need a copy but highly suggested that Board Members keep a copy for their record and to check with the Supervisor of Elections in the County the Board Members reside to see if they do electronic filing.

Manager –

The next scheduled meeting is August 14, 2018 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860Ms. Walden suggested cancelling the August meeting and bringing any items up at the September 14, 2018 meeting.

Mr. Pawelczyk mentioned that on the Form 1 item there is reference on it to require training for Supervisors. He requested that the Board Members put N/A in that box because they are not required to complete the training as a CDD Board Member.

Ms. Walden stated that she will cancel the calendar invite for August 14, 2018 and move it to September 14, 2018.

SIXTEENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

Ms. Walden asked if there were any Supervisors' requests or audience comments. Hearing none, a motion to adjourn was suggested.

ON MOTION by Ms. Clark, second by Ms. Lopez, with all in favor, the July 13, 2018 meeting of the Donaldson Knoll Community Development District Board of Supervisors was adjourned.

Secretary/Assistant Secretary

Chair/Vice-Chair

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Resolution 2018-04,
Adopting an Annual Meeting Schedule
for FY 2018-2019

RESOLUTION 2018-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
DONALDSON KNOLL COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2018-2019**

WHEREAS, the Donaldson Knoll Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190 Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2018-2019 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF THE DONALDSON KNOLL COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2018-2019 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28^h DAY OF SEPTEMBER, 2018.

ATTEST:

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A

DONALDSON KNOLL BOARD OF SUPERVISORS MEETING DATES

November 6, 2018

February 8, 2019

May 7, 2019

August 6, 2019

All meetings will convene at 1:00 p.m. on the specified dates at
755 Prairie Industrial Parkway, Mulberry, FL 33860.

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Resolution 2018-05,
Amending Resolution 2018-03 to Reschedule the
Public Hearing Date Related to the Adoption of the
Fiscal Year 2019 Budget

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RE-SCHEDULING AND RE-NOTICING THE PUBLIC HEARING ON THE DISTRICT'S ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; AMENDING RESOLUTION 2018-03 TO SET THE PUBLIC HEARING THEREON FOR SEPTEMBER 28, 2018, AT 1:00 P.M. AT 755 PRAIRIE INDUSTRIAL PARKWAY, MULBERRY, FLORIDA 33860.

WHEREAS, the Donaldson Knoll Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") previously adopted Resolution 2018-03, which, among other things, set the date, time, and location for the public hearing to consider the adoption of the District's proposed budgets for the fiscal year beginning October 1, 2018, and ending September 30, 2019 ("Fiscal Year 2018/2019"), for September 14, 2018, and

WHEREAS, due to lack of quorum, the Board was unable to hold the public hearing on September 14, 2018; and

WHEREAS, the District Manager, at the direction of the Chairman of the Board of Supervisors, rescheduled the date of the public hearing to September 28, 2018, at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, Florida 33860, and caused notice thereof to be provided pursuant to Florida law.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1. Resolution 2018-03 is hereby amended to reflect the changed date of the public hearing on the adoption of the proposed budgets for Fiscal Year 2018/2019 from September 14, 2018 to September 28, 2018 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, Florida 33860.

SECTION 2. The action of the District Manager in re-scheduling and re-noticing the public hearing is hereby ratified and approved.

Adopted this 28th day of September, 2018.

ATTEST:

**DONALDSON KNOLL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Resolution 2018-06,
Adopting the Fiscal Year 2019 Budget
and Appropriating Funds

RESOLUTION 2018-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the District’s Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Donaldson Knoll Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 28, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies, emergencies or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. The adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Donaldson Knoll Community Development District for the Fiscal Year Ending September 30, 2019", as adopted by the Board of Supervisors on September 28, 2018.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Donaldson Knoll Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of _____ to be funded per the Developer Funding Agreement for Fiscal Year 2019, executed on September 28, 2018.

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 28th day of September, 2018.

ATTEST:

**BOARD OF SUPERVISORS OF THE
DONALDSON KNOLL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A

Donaldson Knoll
COMMUNITY DEVELOPMENT DISTRICT
Annual Operations & Maintenance Budget
Adopted Fiscal Year 2019

Revenues	Adopted 2018	Actuals P1 - P11	Adopted 2019
Developer Contribution	\$ 9,250	\$ 7,486	\$ 9,250
Total Revenues	\$ 9,250	\$ 7,486	\$ 9,250
Expenditures			
District Management	\$ 1,000	\$ 1,000	\$ 1,000
District Counsel	\$ 3,000	\$ 2,500	\$ 3,000
General Liability, D&O Insurance	\$ 2,200	\$ 2,136	\$ 2,200
Telephone	\$ 75	\$ 4	\$ 75
Postage & Shipping	\$ 50	\$ 11	\$ 50
Printing & Binding	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 1,000	\$ 760	\$ 1,250
Dues, Licenses and Fees	\$ 175	\$ 175	\$ 175
Office Supplies	\$ -	\$ -	\$ 475
Bank Fees	\$ 225	\$ -	\$ -
Website Maintenance	\$ 1,400	\$ 900	\$ 900
Total Expenditures	\$ 9,250	\$ 7,486	\$ 9,250

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Funding Agreement for
Fiscal Year 2018-2019

**DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ___ day of _____, 2018, by and between:

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Mulberry, Florida (hereinafter "**District**"), and

LDC DONALDSON KNOLL INVESTMENTS, LLC a Delaware limited liability limited partnership and a landowner in the District (hereinafter "**Developer**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Council of the City of Mulberry, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018, and concludes on September 30, 2019; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the 2018/2019 Fiscal Year budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's 2018/2019 Fiscal Year budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2018/2019 Budget" in the public records of Polk County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2018/2019 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in

this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**DONALDSON KNOLL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

**LDC DONALDSON KNOLL
INVESTMENTS LLC** a Delaware limited
liability limited partnership

By: _____
Its: _____

- EXHIBIT A:** Property Description
- EXHIBIT B:** Fiscal Year 2018/2019 General Fund Budget

EXHIBIT A

DONALDSON KNOLL

Legal Description

PARCEL 4

That part of Sections 9 and 10, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the Northwest corner of Section 10, Township 30 South, Range 23 East, and run North89°35'47"East, along the North boundary of Section 10 a distance of 1333.90 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 10, thence South00°24'47"West, along the East boundary of the West 1/4 of said Section 10 a distance of 201.47 feet to the Point of Beginning, thence South00°24'31"West, along the East Boundary of the West 1/4 of said Section 10 a distance of 2214.14 feet to a point, said point being the approximate 25 year flood line of the Alafia River; thence Northwesterly along said 25 year flood line the following four (4) courses: (1) North76°33'47"West, 300.22 feet; (2) South66°16'06"West, 280.00 feet; (3) North80°33'52"West, 300.00 feet; (4) North51°38'00"West, 612.47 feet to a point on the West Boundary of Section 10; thence North00°13'51"East, along said West Boundary of Section 10 a distance of 613.01 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 9; thence South89°40'10"West, along the South Boundary of the Northeast 1/4 of the Northeast 1/4, 1285.77 feet; thence South43°09'26"West, 158.50 feet to a point on the North Boundary of a Conservation Easement, as recorded in Official Records Book 2731, Page 840, of the Public Records of Polk County, Florida; thence Northwesterly along said North Boundary of Conservation Easement North65°40'03"West, 160.70 feet to the South Right-of-Way line of the CSX Transportation Railroad as per Deed Book 922, Page 181, of the Public Records of Polk County, Florida, thence N64°06'22"E along said railroad Right-of-Way line 1718.20 feet to the Point of Curvature of a curve to the right having a Radius of 5613.24 feet and a Central Angle of 14°23'55", thence along said curve and said South Right-of Way line 1410.62 feet to the Point of Beginning.

EXHIBIT B

Donaldson Knoll
COMMUNITY DEVELOPMENT DISTRICT
Annual Operations & Maintenance Budget
Adopted Fiscal Year 2019

Revenues	Adopted 2018	Actuals P1 - P11	Adopted 2019
Developer Contribution	\$ 9,250	\$ 7,486	\$ 9,250
Total Revenues	\$ 9,250	\$ 7,486	\$ 9,250
Expenditures			
District Management	\$ 1,000	\$ 1,000	\$ 1,000
District Counsel	\$ 3,000	\$ 2,500	\$ 3,000
General Liability, D&O Insurance	\$ 2,200	\$ 2,136	\$ 2,200
Telephone	\$ 75	\$ 4	\$ 75
Postage & Shipping	\$ 50	\$ 11	\$ 50
Printing & Binding	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 1,000	\$ 760	\$ 1,250
Dues, Licenses and Fees	\$ 175	\$ 175	\$ 175
Office Supplies	\$ -	\$ -	\$ 475
Bank Fees	\$ 225	\$ -	\$ -
Website Maintenance	\$ 1,400	\$ 900	\$ 900
Total Expenditures	\$ 9,250	\$ 7,486	\$ 9,250

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Funding Request # 59 – 63

Virginia Cepero
Landstar Development Corporation
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134
(305) 461-2440
(305) 461-3190
vc@landstardevelopment.com

Donaldson Knoll CDD
6/25/2018
Funding Request # 59

<u>Vendor</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Fiscal Year</u>	<u>Category</u>	<u>Amount</u>
1 Billing Lyles Cochran	149789	5/31/2018	FY 18	Legal Fees - May 2018	250.00
				TOTAL	<u>250.00</u>

Secretary

Chairman

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT
FISHKIND & ASSOCIATES, INC.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Attn: DR. HENRY H. FISHKIND

DONALDSON KNOLL CDD

Page: 1
05/31/2018
Account No: 18-072090
Statement No: 149789

Fees

For Current Services Rendered	250.00
Previous Balance	\$6,000.30
Total Current Work	250.00

Payments

06/11/2018	PAYMENT RECEIVED - THANK YOU	-250.00
	Balance Due	<u>\$6,000.30</u>

FR59

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
MARK A. RUTLEDGE
GINGER E. WALD

SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
RENEE L. BRANT
CHRISTINE A. BROWN
SCOTT C. COCHRAN
BRAD J. KIMBER
DONNA M. KRUSBE
KELLI F. LAGO
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VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

40 YEARS
SERVING OUR CLIENTS
AND THE COMMUNITY

May 31, 2018

Dr. Henry H. Fishkind
Donaldson Knoll Community Development District
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817

**Re: Donaldson Knoll Community Development District
Our File: 18.07209**

Dear Henry:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,

DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

Virginia Cepero
Landstar Development Corporation
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134
(305) 461-2440
(305) 461-3190
vc@landstardevelopment.com

Donaldson Knoll CDD
7/24/2018
Funding Request # 60

<u>Vendor</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Fiscal Year</u>	<u>Category</u>	<u>Amount</u>
1 Stahl & Associates Annual Premium of Public Officials Liability Insurance		7/23/2018	FY 18	Insurance	1,701.00
				TOTAL	<u><u>1,701.00</u></u>

Secretary/Assistant Secretary

Chairman/Vice Chairman



3939 Tampa Road, Oldsmar, Florida 34677

Donaldson Knoll CDD
 C/o Fishkind & Assocs., Inc.
 10251 Corporate Blvd
 Orlando, FL 32817

INVOICE

CLIENT	Donaldson Knoll CDD
DATE	July 23, 2018
CLIENT SERVICE	Sandie Grimes Stefanie Hotung, ACII, CRIS
PAGE	1 of 1

PAYMENT INFORMATION	
INVOICE SUMMARY	\$1,701.00
PAYMENT AMOUNT	
PAYMENT FOR: Renewal of Public Officials Liability Insurance	

PLEASE CUT ON DOTTED LINE AND RETURN WITH PAYMENT

Thank You

INVOICE	EFFECTIVE	TRANSACTION	DESCRIPTION	AMOUNT
	8/20/2018	Renewal	Public Officials Liability	\$1,701.00
Please make check payable to Stahl & Associates and remit to our office as soon as possible before the renewal date.				TOTAL
				\$1,701.00
				Thank You

Stahl & Associates Insurance 813.818.5300	DATE
	July 23, 2018

Virginia Cepero
Landstar Development Corporation
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134
(305) 461-2440
(305) 461-3190
vc@landstardevelopment.com

Donaldson Knoll CDD
7/24/2018
Funding Request # 61

<u>Vendor</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Fiscal Year</u>	<u>Category</u>	<u>Amount</u>
1 Billing Lyles Cochran	150560	6/30/2018	FY 18	Legal Fees - June 2018	250.00
2 Fishkind & Associates, Inc.	22988	7/9/2018	FY 18	DM Fees & Reimb. Q4 2018	476.88
3 Polk County Press	--	7/4/2018	FY 18	Legal Ad - Notice of Public Hearing	269.95
				TOTAL	<u>996.83</u>

Secretary/Assistant Secretary

Chairman/Vice Chairman

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT
FISHKIND & ASSOCIATES, INC.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Page: 1
06/30/2018
Account No: 18-072090
Statement No: 150560

Attn: DR. HENRY H. FISHKIND

DONALDSON KNOLL CDD

	<u>Fees</u>
For Current Services Rendered	250.00
Previous Balance	\$6,000.30
Total Current Work	250.00
Balance Due	<u>\$6,250.30</u>

FR 61

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
ESTABLISHED 1977

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1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
RENEE L. BRANT
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BRAD J. KIMBER
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JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

40 YEARS
SERVING OUR CLIENTS
AND THE COMMUNITY

June 30, 2018

Dr. Henry H. Fishkind
Donaldson Knoll Community Development District
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817

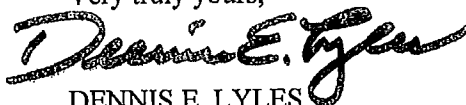
**Re: Donaldson Knoll Community Development District
Our File: 18.07209**

Dear Henry:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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



Invoice

Donaldson Knoll CDD
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

Invoice #:	22988
7/9/2018	

File: DonaldsonKnollDM

Services:	Amount
District Management Fee: 4th Quarter July - Sep 2018	250.00
Website Fee	225.00
Postage	1.88
FR61	

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

\$476.88

RECEIVED JUL 12 2018

Account Summary Report

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

MMY 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
Donaldson Knoll		2	\$0.940
Grand Total			\$0.940



Account Summary Report

Date Range: April 1, 2018 to April 30th, 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
Donaldson Knoll		1	\$0.470
	Grand Total		\$0.470



Account Summary Report

Date Range: June 1, 2018 to June 30th, 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
Donaldson Knoll		1	\$0.470
	Grand Total		\$0.470

Virginia Cepero
Landstar Development Corporation
550 Biltmore Way, Suite 1110

Coral Gables, FL 33134
(305) 461-2440
(305) 461-3190
vc@landstardevelopment.com

PLEASE RUSH

Donaldson Knoll CDD
8/13/2018
Funding Request # 62

<u>Vendor</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Fiscal Year</u>	<u>Category</u>	<u>Amount</u>
1 Auto-Owners Insurance General Liability Insurance	015204569-2018	8/6/2018	FY 18	Insurance	435.00
				TOTAL	435.00

Secretary

Chairman

STAHL & ASSOCIATES INSURANCE
3939 TAMPA RD
OLDSMAR FL 34677-3104
INVOICE

00005951



Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

Phone 1-800-288-8740 Fax 517-391-5101
www.auto-owners.com

Please contact your agent with questions at:
(813) 818-5300

Billing Account Information	
Statement Date	08-06-2018
Account Number	015204569
Payment Plan	FULL PAY
Due Date	08-26-2018

DONALDSON KNOLL CDD
C/O FISHKIND & ASSOCIATES INC
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	Minimum Due
\$0.00	\$0.00	\$435.00	\$0.00	\$435.00	\$435.00

fold and detach here

0033490



DONALDSON KNOLL CDD
C/O FISHKIND & ASSOCIATES INC
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

Billing Account Information	
Account Number	015204569
Due Date	08-26-2018
Total	\$435.00
Minimum Due	\$435.00

Please make checks payable to:

AUTO-OWNERS INSURANCE
PO BOX 740312
CINCINNATI, OH 45274-0312

For updates to your billing address, mark Address Change below
and fill out the back of this stub.

Address Change



Virginia Cepero
Landstar Development Corporation
550 Biltmore Way, Suite 1110

Coral Gables, FL 33134
(305) 461-2440
(305) 461-3190
vc@landstardevelopment.com

Donaldson Knoll CDD
8/23/2018
Funding Request # 63

<u>Vendor</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Fiscal Year</u>	<u>Category</u>	<u>Amount</u>
1 Billing Lyles Cochran	151047	7/31/2018	FY 18	Legal Fees - July 2018	250.00
				TOTAL	250.00

Secretary

Chairman

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT
FISHKIND & ASSOCIATES, INC.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Page: 1
07/31/2018
Account No: 18-072090
Statement No: 151047

Attn: DR. HENRY H. FISHKIND

DONALDSON KNOLL CDD

Fees

For Current Services Rendered	250.00
Previous Balance	\$6,250.30
Total Current Work	250.00

Payments

08/03/2018	PAYMENT RECEIVED - THANK YOU	-250.00
	Balance Due	<u>\$6,250.30</u>

FR63

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
ESTABLISHED 1977

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JOHN W. MAURO
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BRUCE M. RAMSEY
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CENTURION TOWER
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WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
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STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

40 YEARS
SERVING OUR CLIENTS
AND THE COMMUNITY

July 31, 2018

Dr. Henry H. Fishkind
Donaldson Knoll Community Development District
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817

**Re: Donaldson Knoll Community Development District
Our File: 18.07209**

Dear Henry:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

District's Financial Position

Donaldson Knoll CDD
Statement of Activities
As of 8/31/2018

General Fund

Revenues

Developer Contributions	\$7,486.25
Total Revenues	<u>\$7,486.25</u>

Expenses

Management	\$1,000.00
District Counsel	2,500.00
Telephone	4.20
Postage & Shipping	11.20
Legal Advertising	759.85
Web Site Maintenance	900.00
Dues, Licenses, and Fees	175.00
General Insurance	2,136.00
Total Expenses	<u>\$7,486.25</u>

Other Revenues (Expenses) & Gains (Losses)

Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>
--	---------------

Change In Net Assets \$0.00

Net Assets At Beginning Of Year (\$5,293.73)

Net Assets At End Of Year (\$5,293.73)

Donaldson Knoll CDD
Statement of Financial Position
As of 8/31/2018

General Fund

Assets

Current Assets

General Checking Account	\$81.47
Accounts Receivable - Due from Developer	250.00
Prepaid Expenses	1,901.94
Total Current Assets	<u>\$2,233.41</u>

Total Assets	<u><u>\$2,233.41</u></u>
--------------	--------------------------

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$250.00
Deferred Revenue	7,277.14
Total Current Liabilities	<u>\$7,527.14</u>

Total Liabilities	<u><u>\$7,527.14</u></u>
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Net Assets

Net Assets - General Government	(\$5,293.73)
Total Net Assets	<u><u>(\$5,293.73)</u></u>

Total Liabilities and Net Assets	<u><u>\$2,233.41</u></u>
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Donaldson Knoll CDD
 Budget to Actual
 For the period of 10/1/2017 Through 8/31/2018

	Year To Date			
	Actual	Budget	Variance	FY 18 Budget
<u>Revenues</u>				
Developer Contributions	\$7,486.25	\$8,479.17	\$(992.92)	\$9,250.00
Net Revenues	<u>\$7,486.25</u>	<u>\$8,479.17</u>	<u>\$(992.92)</u>	<u>\$9,250.00</u>
<u>General & Administrative Expenses</u>				
Insurance	\$2,136.00	\$2,016.67	\$119.33	\$2,200.00
Management	1,000.00	916.67	83.33	1,000.00
District Counsel	2,500.00	2,750.00	(250.00)	3,000.00
Telephone	4.20	68.75	(64.55)	75.00
Postage & Shipping	11.20	45.83	(34.63)	50.00
Copies	0.00	114.58	(114.58)	125.00
Legal Advertising	759.85	916.67	(156.82)	1,000.00
Bank Fees	0.00	206.25	(206.25)	225.00
Web Site Maintenance	900.00	1,283.33	(383.33)	1,400.00
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00
Total General & Administrative Expenses	<u>\$7,486.25</u>	<u>\$8,479.17</u>	<u>\$(992.92)</u>	<u>\$9,250.00</u>
Total Expenses	<u>\$7,486.25</u>	<u>\$8,479.17</u>	<u>\$(992.92)</u>	<u>\$9,250.00</u>
Net Income (Loss)	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>