

Donaldson Knoll Community Development District

12051 Corporate Boulevard Orlando, FL 32817

Phone 407-382-3256; Fax 407-382-3254

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 Thursday, September 28, 2017 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: 1-877-864-6450 Participant Code: 345750

Organizational Matters

- Call to Order
- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the June 19, 2017 Board of Supervisors’ Meeting**
- 2. **Consideration of Resolution 2017-03, Amending Resolution 2017-02 to Reschedule the Public Hearing Date Related to the Adoption of the Fiscal Year 2018 Budget**
- 3. **Consideration of Resolution 2017-04, Adopting an Annual Meeting Schedule for Fiscal Year 2017-2018**

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 2017-05 , Adopting the Fiscal Year 2018 Budget and Appropriating Funds**
- 5. **Consideration of Funding Agreement for Fiscal Year 2017-2018**
- 6. **Review of Legislative Memo from District Counsel**
- 7. **Ratification of Funding Request #44 - 48**
- 8. **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
June 19, 2017
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 Tuesday, June 19, 2017 at 1:07 p.m. at 755 Prairie Industrial Parkway Mulberry, FL 33860. Board Members listed below constituted a quorum:

| | |
|----------------------|--------------|
| Glenn Clover | 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 |

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden noted that there were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
August 9, 2016 Board of
Supervisors' Meeting**

The Board reviewed the minutes from the August 9, 2016 Board of Supervisors' meeting.

ON MOTION by Mr. Clover, 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 August 9, 2016 Board of Supervisors' Meeting, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2017-
01, Setting a Date, Time, and
Location of Landowners' Election**

Ms. Walden explained Resolution 2017-01 and suggested November 7, 2017 at 1:00 p.m. for the Landowners' Election. A discussion took place regarding where the meeting could be held. Mr. Pawelczyk noted that the election must take place in the County of the District.

ON MOTION by Mr. Clover, second by Ms. d'Ecclesiis, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District adopted Resolution 2017-01, Setting November 7, 2017 at 1:00 p.m. as the Date and Time of the Landowners' Election, subject to the Location being changed to 43700 US 27, Davenport, FL 33837.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Approving a Preliminary Budget for Fiscal Year 2018 and Setting a Public Hearing Date.

Ms. Walden explained Resolution 2017-02 which approves a preliminary budget for the upcoming Fiscal Year and sets a public hearing date. She noted that the budget is attached to the resolution as an exhibit and is the same budget as last year.

ON MOTION by Ms. Clark, second by Mr. Clover, with all in favor, Board of Supervisors for the Donaldson Knoll Community Development District adopted Resolution 2017-02, Approving a Preliminary Budget for Fiscal Year 2018 and Setting the Date of the Public Hearing for Thursday, September 7, 2017 at 1:00 p.m. at 755 Prairie Industrial Parkway, Mulberry, FL 33860.

SIXTH ORDER OF BUSINESS

Ratification of Funding Requests #33-43

The Board reviewed Funding Requests #33-43.

ON MOTION by Ms. d'Ecclesiis, second by Mr. Clover, with all in favor, the Board of Supervisors for the Donaldson Knoll Community Development District ratified Funding Requests #33-43, as presented.

SEVENTH ORDER OF BUSINESS

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

The Board reviewed the District's financial position. Ms. Walden noted that no action from the Board was required.

EIGHTH ORDER OF BUSINESS

Staff Reports

Attorney – Mr. Pawelczyk reminded the Board Members to submit their financial disclosure forms, Form 1, by July 1, 2017.

Manager – No Report

NINTH 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 Mr. Clover, second by Ms. d'Ecclesiis, with all in favor, the June 19, 2017 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 2017-03,
Amending Resolution 2017-02 to Reschedule the
Public Hearing Date Related to the Adoption of the
Fiscal Year 2018 Budget

RESOLUTION 2017-03

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 2017/2018 BUDGET; AMENDING RESOLUTION 2017-02 TO SET THE PUBLIC HEARING THEREON FOR SEPTEMBER 28, 2017, 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 2017-02, 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, 2017, and ending September 30, 2018 ("Fiscal Year 2017/2018"), for September 7, 2017, and

WHEREAS, due to lack of quorum, the Board was unable to hold the public hearing on September 7, 2017; 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, 2017, 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 2017-02 is hereby amended to reflect the changed date of the public hearing on the adoption of the proposed budgets for Fiscal Year 2017/2018 from September 7, 2017 to September 28, 2017 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, 2017.

ATTEST:

**DONALDSON KNOLL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Resolution 2017-04,
Adopting an Annual Meeting Schedule
for Fiscal Year 2017-2018

RESOLUTION 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
DONALDSON KNOLL COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2017-2018**

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 2017-2018 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 2017-2018 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 28th DAY OF SEPTEMBER, 2017.

ATTEST:

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A

DONALDSON KNOLL BOARD OF SUPERVISORS MEETING DATES

November 7, 2017

February 6, 2018

May 1, 2018

August 7, 2018

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 2017-05,
Adopting the Fiscal Year 2018 Budget
and Appropriating Funds

RESOLUTION 2017-05

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, 2017, AND ENDING SEPTEMBER 30, 2018; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, 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, 2017, 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 2017 and/or revised projections for Fiscal Year 2018.
- 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, 2018", as adopted by the Board of Supervisors on September 28, 2017.

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, 2017, and ending September 30, 2018, the sum of \$9,250 to be funded per the Developer Funding Agreement for Fiscal Year 2018, executed on September 28, 2017.

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 unexpended 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, 2017.

ATTEST:

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

Secretary

By: _____

Its: _____

Donaldson Knoll
COMMUNITY DEVELOPMENT DISTRICT
Annual Operations & Maintenance Budget
Adopted Fiscal Year 2018

| Revenues | <u>Adopted 2017</u> | <u>Adopted 2018</u> |
|----------------------------------|-------------------------|-------------------------|
| Developer Contribution | \$ 9,250 | \$ 9,250 |
| Total Revenues | <u>\$ 9,250</u> | <u>\$ 9,250</u> |
| | | |
| Expenditures | | |
| District Management | \$ 1,000 | \$ 1,000 |
| District Engineer | \$ - | \$ - |
| District Counsel | \$ 3,000 | \$ 3,000 |
| Audit Fees | \$ - | \$ - |
| Dissemination Agent | \$ - | \$ - |
| General Liability, D&O Insurance | \$ 1,600 | \$ 2,200 |
| Travel & Per diem | \$ - | \$ - |
| Telephone | \$ 75 | \$ 75 |
| Postage & Shipping | \$ 50 | \$ 50 |
| Printing & Binding | \$ 125 | \$ 125 |
| Legal Advertising | \$ 1,000 | \$ 1,000 |
| Dues, Licenses and Fees | \$ 175 | \$ 175 |
| Bank Fees | \$ 225 | \$ 225 |
| Website Maintenance | \$ 2,000 | \$ 1,400 |
| Miscellaneous charges | \$ - | \$ - |
| Total Expenditures | <u>\$ 9,250</u> | <u>\$ 9,250</u> |

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Funding Agreement
for Fiscal Year 2017-2018

DONALDSON KNOLL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 FUNDING AGREEMENT

This agreement (“**Agreement**”) is made and entered into this ___ day of _____, 2017, 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 2017/2018, which year commences on October 1, 2017, and concludes on September 30, 2018; 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 2017/2018 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 2017/2018 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 2017/2018 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 2017/2018 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 2017/2018 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 2018



| Revenues | <u>Adopted 2017</u> | <u>Adopted 2018</u> |
|----------------------------------|-------------------------|-------------------------|
| Developer Contribution | \$ 9,250 | \$ 9,250 |
| Total Revenues | <u>\$ 9,250</u> | <u>\$ 9,250</u> |
| | | |
| Expenditures | | |
| District Management | \$ 1,000 | \$ 1,000 |
| District Engineer | \$ - | \$ - |
| District Counsel | \$ 3,000 | \$ 3,000 |
| Audit Fees | \$ - | \$ - |
| Dissemination Agent | \$ - | \$ - |
| General Liability, D&O Insurance | \$ 1,600 | \$ 2,200 |
| Travel & Per diem | \$ - | \$ - |
| Telephone | \$ 75 | \$ 75 |
| Postage & Shipping | \$ 50 | \$ 50 |
| Printing & Binding | \$ 125 | \$ 125 |
| Legal Advertising | \$ 1,000 | \$ 1,000 |
| Dues, Licenses and Fees | \$ 175 | \$ 175 |
| Bank Fees | \$ 225 | \$ 225 |
| Website Maintenance | \$ 2,000 | \$ 1,400 |
| Miscellaneous charges | \$ - | \$ - |
| Total Expenditures | <u>\$ 9,250</u> | <u>\$ 9,250</u> |

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Legislative Memo from District Counsel

MEMORANDUM

TO: District Manager

FROM: Michael J. Pawelczyk, Esq. 
Vanessa T. Steinerts, Esq. 

DATE: August 8, 2017

RE: 2017 Legislative Session, Recently Approved Legislation

Attached please find copies of a couple laws recently adopted by the Florida Legislature and enacted into law, and which have some applicability to special districts. These new laws are summarized below:

1. Chapter 2017-21, Laws of Florida. This act relates to public records laws and the award of attorney fees to the requesting party be assessed against an agency if a civil action is filed against the agency to enforce the provisions of Chapter 119, Florida Statutes. However, before attorney fees may be imposed against the agency, the court must find that the agency unlawfully refused to permit a public record to be inspected or copied and that the agency's custodian of public records received written notice of the public record request at least five (5) business days before the civil action was filed. The exception to the five (5) day notice requirement is if the agency does not prominently post the contact information for the agency's custodian of public records (a) in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and (b) on the agency's website. It is important for each district to post the contact information for the agency's custodian of public records at the office of the district manager, the clubhouse or recreation facility (if any), and on the district website.

An exception to the award of attorney fees occurs if the court determines that the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose, including making the public record request or bringing forward the civil action primarily to cause a violation of Chapter 119, Florida Statutes, or for a frivolous purpose. In those instances, the court may award attorney fees to the agency.

This legislation became effective on May 23, 2017.

2. Chapter 2017-113, Laws of Florida. This act relates to public works projects and prohibits state and political subdivisions, including a special taxing district or water management district, that contract for public works projects from imposing certain requirements on certain contractors, subcontractors, or material suppliers or carriers. The act defines a public works project as an activity of which fifty (50%) percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of a specified construction activity by a political

subdivision. Except as required by State or Federal law, a political subdivision may not require, in a contract for a public works project, that a contractor pay employees a predetermined amount of wages or prescribe any wage; provide employees a specified type, amount, or rate of employee benefits; control, limit, or expand staffing; or recruit, train, or hire employees from a designated, restricted, or single source. In addition, this act prohibits restricting bidders who are qualified, licensed or certified as required by law from submitting bids on a public works project.

This new legislation became effective on July 1, 2017.

Should you have any questions regarding these newly enacted laws please do not hesitate to contact this office.

CHAPTER 2017-21

Committee Substitute for
Committee Substitute for Senate Bill No. 80

An act relating to public records; amending s. 119.12, F.S.; revising the circumstances under which a court must assess and award the reasonable costs of enforcement against an agency in a civil action to enforce ch. 119, F.S.; specifying circumstances under which a complainant is not required to provide certain written notice of a public records request; requiring a court to determine whether a complainant requested to inspect or copy a public record or participated in a civil action for an improper purpose; prohibiting the assessment and award of the reasonable costs of enforcement to a complainant who acted with an improper purpose; requiring the court to assess and award reasonable costs against the complainant if he or she is found to have acted with an improper purpose; defining the term "improper purpose"; providing for construction and applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 119.12, Florida Statutes, is amended to read:

119.12 Attorney ~~Attorney's~~ fees.—

(1) ~~If a civil action is filed against an agency to enforce the provisions of this chapter and if the court determines that such agency unlawfully refused to permit a public record to be inspected or copied, the court shall assess and award, against the agency responsible, the reasonable costs of enforcement, including reasonable attorney attorneys' fees, against the responsible agency if the court determines that:~~

(a) The agency unlawfully refused to permit a public record to be inspected or copied; and

(b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.

(2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.

(3) The court shall determine whether the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose. If the court determines there was an improper purpose, the court may not assess and award the reasonable costs of enforcement, including reasonable attorney fees, to the complainant, and shall assess and award against the complainant and to the agency the reasonable costs, including reasonable attorney fees, incurred by the agency in responding to the civil action. For purposes of this subsection, the term "improper purpose" means a request to inspect or copy a public record or to participate in the civil action primarily to cause a violation of this chapter or for a frivolous purpose.

(4) This section does not create a private right of action authorizing the award of monetary damages for a person who brings an action to enforce the provisions of this chapter. Payments by the responsible agency may include only the reasonable costs of enforcement, including reasonable attorney fees, directly attributable to a civil action brought to enforce the provisions of this chapter.

Section 2. This act applies only to public records requests made on or after the effective date of this act.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 23, 2017.

Filed in Office Secretary of State May 23, 2017.

CHAPTER 2017-113

Committee Substitute for
Committee Substitute for House Bill No. 599

An act relating to public works projects; creating s. 255.0992, F.S.; providing definitions; prohibiting the state and political subdivisions that contract for public works projects from imposing restrictive conditions on certain contractors, subcontractors, or material suppliers or carriers; prohibiting the state and political subdivisions from restricting qualified bidders from submitting bids; providing applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 255.0992, Florida Statutes, is created to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(a) “Political subdivision” means a separate agency or unit of local government created or established by law or ordinance and the officers thereof. The term includes, but is not limited to, a county; a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction, maintenance, repair, or improvement of public works.

(b) “Public works project” means an activity of which 50 percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not require that a contractor, subcontractor, or material supplier or carrier engaged in such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(b) The state or any political subdivision that contracts for a public works project may not prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work who is qualified, licensed, or certified as required by state law to perform such work from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to contracts executed under chapter 337.

Section 2. This act shall take effect July 1, 2017.

Approved by the Governor June 14, 2017.

Filed in Office Secretary of State June 14, 2017.

**DONALDSON KNOLL
COMMUNITY DEVELOPMENT
DISTRICT**

Funding Request #44 - 48

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

Payable to:
Donaldson Knoll CDD
6/21/2017
Funding Request # 44

| <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 | 142101 | 5/31/2017 | FY 17 | Legal Fees - May 2017 | 250.00 |
| 2 Polk County Press | | 6/8/2017 | FY 17 | Legal Ad - Notice of Meetings | 269.95 |
| TOTAL | | | | | <u><u>519.95</u></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

Page: 1
05/31/2017
Account No: 18-072090
Statement No: 142101

Attn: JOE MacLAREN

DONALDSON KNOLL CDD

Fees

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

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
SUSAN F. DELEGAL
GERALD L. KNIGHT
RICHARD T. WOUFLE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
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(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

CHRISTINE A. BROWN
SCOTT C. COCHRAN
RACHEL TURNER DAVANT
BRAD J. KIMBER
DONNA M. KRUSBE
KELLI F. LAGO
JEFFERY R. LAWLEY
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GINGER E. WALD
JOHN C. WEBBER

CLARK J. COCHRAN, JR.
(OF COUNSEL)

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

May 31, 2017

Mr. Joe MacLaren
Donaldson Knoll Community Development District
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817

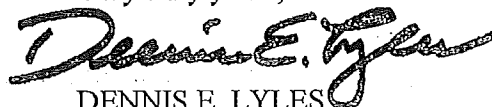
**Re: Donaldson Knoll Community Development District
Our File: 18.07209**

Dear Joe:

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

Bill

POLK COUNTY PRESS MULBERRY PRESS

e-mail: polkcountypress@yahoo.com
1020 N. Church Ave., Mulberry, FL. 33860-2040
PHONE: 863-425-3411
LOCAL NEWS AND ADVERTISING SINCE 1909

Fiskherd & Associates, Inc.
12051 Corporate Blvd.
Orlando, Fl. 32817

| DATE | SIZE | TOTAL INCHES | CHARGE | PAYMENT | CURRENT BALANCE |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------|--------------|---------|-------------------------------|
| | 2 Legal Notices | | | | |
| | Notice of Meetings | | | | |
| | Both Published June 7, 2017 | | | | |
| | Donaldson Knoll Community Development District | | | | 269 ⁹⁵ |
| | Alafia Preserve and Eagle Ridge Community Development Districts | | | | 269 ⁹⁵ |
| | | | TOTAL DUE | | \$ 539 ⁹⁰ TOTAL |
| <p><i>Thank You For Your Legal Notice Business!</i></p> | | | | | |
| <small>A service charge of 1 1/2% per month will be added to charges not paid by the end of the second month following month of services.</small> | | | | | \$ 539 ⁹⁰ |

PLEASE PAY THE LAST FIGURE IN THIS COLUMN

PAYMENTS MADE AFTER 25TH OF MONTH WILL APPEAR ON NEXT MONTH'S STATEMENT

Notice of Meetings
Donaldson Knoll Community Development District

Board of Supervisors of the Donaldson Knoll Community Development District hold their meetings for the 2017 Fiscal Year at 755 Prairie Industrial Parkway, FL 33860 at 1:00 p.m. each month as follows:

June 19, 2017
July 11, 2017
August 1, 2017
September 5, 2017

Meetings are open to the public and will be conducted in accordance with the Florida law for Community Development Districts. A copy of the agenda for meetings may be obtained from the District Manager's office, 12051 Corporate Center, Florida 32817 or by calling (407) 382-3256. These meetings may be held on any date, time and place to be specified on the record at the meetings. There will be no meetings when one or more Board Supervisors or staff members will participate.

Persons requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the District Office by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 for assistance in contacting the District Office.

Any person who decides to appeal any action taken at these meetings is advised that a verbatim record of the proceedings and that accordingly, the person may need to have a verbatim record of the proceedings is made, including the testimony and which such appeal is to be based.

en
rager

Pub.: The Polk County Press, June 7, 2017

AFFIDAVIT OF PUBLICATION

The Polk County Press

1020 N. Church Ave. (Hwy. 37-N)
Mulberry, Fl. 33860-2040
Phone: 1-863-425-3411

A Legal Newspaper Of General Circulation
In Polk County, Florida. Second Class
U.S. Postage Approved Newspaper

Mulberry, Polk County, Florida

Case No.Docket..... Page No.

Before the undersigned authority personally appeared.....
WILLIAM M. HUSTED, who on oath that he is
PUBLISHER of THE POLK COUNTY PRESS, a
newspaper published at Mulberry, in Polk County, Florida,
that the attached copy of advertisement, being a NOTICE OF
MEETINGS
in the matter of...Rogaldson Knoll Community
Development District
in the.....Court, was published in said news-
paper in the issues of.....JUNE 7, 2017.....

Affiant further says that The Polk County Press is a
newspaper published at Mulberry, in said Polk County, Fl.,
and that said newspaper has hertofore been continually
published in said Polk County, Florida, each Thursday, and
has been entered as Second Class matter at the Post Office in
Mulberry, in said Polk County, Florida, for a period of one year
next preceeding the first public action of the attached copy of
advertisement, and affiant further says that he has neither
paid nor promised any person, firm or corporation any
discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in said newspaper.

SIGNED, William M. Husted
William M. Husted

Sworn to and subscribed before me this 8 day of June
2017 by William Husted who is personally known
to me or who has produced FE DC as
identification.

Shaye Huck
Notary Public

My Commission Expires:



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

Payable to:
Donaldson Knoll CDD
7/11/2017
Funding Request # 45

| <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 | | 7/11/2017 | FY 17 | Insurance | 1,701.00 |
| | | | | TOTAL | <u>1,701.00</u> |

Secretary

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 11, 2017 |
| CLIENT SERVICE | Sandie Grimes Stefanie Hotung, ACH, CRIS |
| PAGE | 1 of 1 |

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

PLEASE CUT ON DOTTED LINE AND RETURN WITH PAYMENT

Thank You

| INVOICE | EFFECTIVE | TRANSACTION | DESCRIPTION | AMOUNT |
|--------------------------------------------------------------------------------------------------|-----------|-------------|--------------------------------------|------------------|
| | 8/20/2017 | Renewal | Public Officials Liability Insurance | \$1,701.00 |
| Please make check payable to Stahl & Associates and remit directly to our office before 8/20/17. | | | | TOTAL |
| | | | | \$1,701.00 |
| | | | | Thank You |

| | |
|---------------------------------------------------------|---------------|
| Stahl & Associates Insurance 813.818.5300 | DATE |
| | July 11, 2017 |

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

Payable to:
Donaldson Knoll CDD
7/27/2017
Funding Request # 46

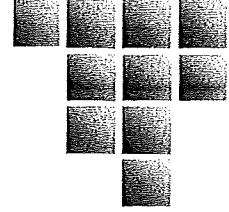
| <u>Vendor</u> | <u>Invoice Number</u> | <u>Invoice Date</u> | <u>Fiscal Year</u> | <u>Category</u> | <u>Amount</u> |
|-------------------------------|-----------------------|---------------------|--------------------|--------------------------------------------------|----------------------|
| 1 Fishkind & Associates, Inc. | 20387 | 4/12/2017 | FY 17 | DM Fees & Reimb. Q4 2017 July to October 2017 | 327.59 |
| 2 Billing Lyles Cochran | 142881 | 6/30/2017 | FY 17 | Legal Fees - June 2017 | 250.00 |
| TOTAL | | | | | <u><u>577.59</u></u> |

Secretary

Chairman

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

FISHKIND
& ASSOCIATES



Invoice

| | |
|------------|-------|
| Invoice #: | 20925 |
| 7/13/2017 | |

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

File: DonaldsonKnollDM

| Services: | Amount |
|--------------------------------------------------|--------|
| District Management Fee: 4th Qtr July- Sept 2017 | 250.00 |
| Postage | 11.44 |
| Copies | 66.15 |

**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

\$327.59

Copy Count

Account: Donaldson Knoll

Amount of Copies: 441

Total \$: 66.15

Month JUNE

Account Summary Report

Date Range: May 1, 2017 to May 31, 2017
 Meter Group: All Meters
 Meter 1W00 - 1376538 OLD at ORLANDO, FL
 Meter 4W00 - 0347354 at ORLANDO, FL

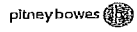
Meter Details

| 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 | \$0.460 |
| | Grand Total | | \$0.460 |

11.44



Account Summary Report

Date Range: June 1, 2017 to June 30, 2017

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

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

Account Summary

| Account | Sub Account | Pieces | Total Charged |
|-----------------|---------------------|--------|-----------------|
| Donaldson Knoll | | 3 | \$10,980 |
| | Grand Total: | | \$10,980 |

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
06/30/2017
Account No: 18-07209O
Statement No: 142881

Attn: JOE MacLAREN

DONALDSON KNOLL CDD

Fees

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

Payments

| | | |
|------------|------------------------------|---------|
| 06/22/2017 | PAYMENT RECEIVED - THANK YOU | -250.00 |
|------------|------------------------------|---------|

| | |
|-------------|-------------------|
| Balance Due | <u>\$6,250.30</u> |
|-------------|-------------------|

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
SUSAN F. DELEGAL
GERALD L. KNIGHT
RICHARD T. WOULFE
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MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
LOUIS REINSTEIN
MARK A. RUTLEDGE

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

CHRISTINE A. BROWN
SCOTT C. COCHRAN
RACHEL TURNER DAVANT
BRAD J. KIMBER
DONNA M. KRUSBE
KELLI F. LAGO
JEFFERY R. LAWLEY
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GINGER E. WALD
JOHN C. WEBBER

CLARK J. COCHRAN, JR.
(OF COUNSEL)

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

June 30, 2017

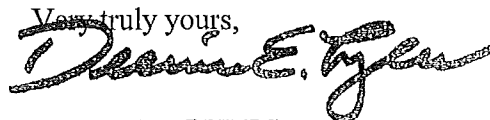
Mr. Joe MacLaren
Donaldson Knoll Community Development District
Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817

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

Dear Joe:

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

PLEASE RUSH

Donaldson Knoll CDD
8/15/2017
Funding Request # 47

| <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 | 015204569-2017 | 8/7/2017 | FY 17 | Insurance | 435.00 |
| | | | | TOTAL | 435.00 |

Secretary

Chairman

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

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:
(727) 784-8554

| Billing Account Information | |
|-----------------------------|------------|
| Statement Date | 08-07-2017 |
| Account Number | 015204569 |
| Payment Plan | FULL PAY |
| Due Date | 08-26-2017 |

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

0032417

12-0049-00



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

| Billing Account Information | |
|-----------------------------|------------|
| Account Number | 015204569 |
| Due Date | 08-26-2017 |
| 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

100000152045690000000000000000000000004350000000435002

Policies on Account

| | | | | | |
|------------------------------------------------------------------|----------------|-----------------|--------|-------------|--------------------------------------|
| TAILORED PROTECTION 20-257183 Policy PID Code: 6T5 T53 V9V | Effective Date | Policy Activity | Total | Minimum Due | Total Due with Paid in Full Discount |
| | 08-26-2016 | \$0.00 | \$0.00 | \$0.00 | Discount Not Available |

| | | | | | |
|------------------------------------------------------------------|----------------|-----------------|----------|-------------|--------------------------------------|
| TAILORED PROTECTION 20-257183 Policy PID Code: 6T5 T53 V9V | Effective Date | Policy Activity | Total | Minimum Due | Total Due with Paid in Full Discount |
| | 08-26-2017 | \$435.00 | \$435.00 | \$435.00 | Discount Not Available |

Important Billing Information

- Payment of your premium by check, to Auto-Owners Insurance or your agency, authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.
- A fee of up to \$15.00 may be charged if a cancellation bill is issued.
- A fee of up to \$25.00 may be charged for returned items. Returned items may be represented as an electronic ACH transaction.
- A convenience fee of up to \$8.00 may be charged when making a payment by phone.
- Enroll at www.auto-owners.com to enjoy the convenience of viewing and paying your bill online. Eligible policies may be added online by using the assigned personal ID (PID) codes listed on this bill.

Billing Address Change DONALDSON KNOLL CDD

Account Number: 015204569

Street Address: _____ City: _____ State: _____ Zip Code: _____

Policies on Account

TAILORED PROTECTION 20-257183

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
8/12/2017
Funding Request # 48

| <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 | 143505 | 7/31/2017 | FY 17 | Legal Fees - July 2017 | 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

Attn: JOE MacLAREN

DONALDSON KNOLL CDD

Page: 1
07/31/2017
Account No: 18-072090
Statement No: 143505

| | | <u>Fees</u> | |
|-------------------------------|------------------------------|-----------------|-------------------|
| For Current Services Rendered | | | 250.00 |
| Previous Balance | | | \$6,250.30 |
| Total Current Work | | | 250.00 |
| | | <u>Payments</u> | |
| 07/27/2017 | PAYMENT RECEIVED - THANK YOU | | -250.00 |
| 08/14/2017 | PAYMENT RECEIVED - THANK YOU | | -250.00 |
| Total Payments | | | -500.00 |
| Balance Due | | | <u>\$6,000.30</u> |

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

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

RENEE L. BRANT
CHRISTINE A. BROWN
SCOTT C. COCHRAN
RACHEL TURNER DAVANT
BRAD J. KIMBER
DONNA M. KRUSBE
KELLI F. LAGO
JEFFERY R. LAWLEY
SHAWN B. McKAMEY
MICHAEL L. SCHWEBEL, JR.
VANESSA T. STEINERTS
GINGER E. WALD
JOHN C. WEBBER

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

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

40 YEARS
SERVING OUR CLIENTS
AND THE COMMUNITY

July 31, 2017

Mr. Joe MacLaren
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 Joe:

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 8/31/2017

General Fund

Revenues

| | |
|-------------------------|-------------------|
| Developer Contributions | \$9,475.89 |
| Total Revenues | <u>\$9,475.89</u> |

Expenses

| | |
|--------------------------|-------------------|
| Management | 1,000.00 |
| District Counsel | 2,500.00 |
| Postage & Shipping | 12.83 |
| Copies | 66.15 |
| Legal Advertising | 269.95 |
| Web Site Maintenance | 2,000.00 |
| Dues, Licenses, and Fees | 175.00 |
| General Insurance | 1,739.33 |
| Total Expenses | <u>\$7,763.26</u> |

Other Revenues (Expenses) & Gains (Losses)

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

Change In Net Assets \$1,712.63

Net Assets At Beginning Of Year (\$2,251.52)

Net Assets At End Of Year (\$538.89)

Donaldson Knoll CDD
Statement of Financial Position
As of 8/31/2017

General Fund

Assets

Current Assets

| | |
|------------------------------------------|-------------------|
| General Checking Account | \$81.47 |
| Accounts Receivable - Due from Developer | 3,102.90 |
| Prepaid Expenses | 1,901.94 |
| Total Current Assets | <u>\$5,086.31</u> |

Total Assets \$5,086.31

Liabilities and Net Assets

Current Liabilities

| | |
|---------------------------|-------------------|
| Accounts Payable | \$5,625.20 |
| Total Current Liabilities | <u>\$5,625.20</u> |

Total Liabilities \$5,625.20

Net Assets

| | |
|----------------------------------------------|--------------|
| Net Assets - General Government | (\$2,251.52) |
| Current Year Net Assets - General Government | 1,712.63 |

Total Net Assets (\$538.89)

Total Liabilities and Net Assets \$5,086.31

Donaldson Knoll CDD
Budget to Actual
For the period of 10/1/2016 Through 8/31/2017

| | Year To Date | | | |
|-----------------------------------------------------|---------------------------------|-----------------------------|---------------------------------|-----------------------------|
| | Actual | Budget | Variance | FY 17 Budget |
| <u>Revenues</u> | | | | |
| Developer Contributions | \$9,475.89 | \$8,479.17 | \$996.72 | \$9,250.00 |
| Net Revenues | <u>\$9,475.89</u> | <u>\$8,479.17</u> | <u>\$996.72</u> | <u>\$9,250.00</u> |
| <u>General & Administrative Expenses</u> | | | | |
| Insurance | \$1,739.33 | \$1,466.67 | \$272.66 | \$1,600.00 |
| 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 | 0.00 | 68.75 | (68.75) | 75.00 |
| Postage & Shipping | 12.83 | 45.83 | (33.00) | 50.00 |
| Copies | 66.15 | 114.58 | (48.43) | 125.00 |
| Legal Advertising | 269.95 | 916.67 | (646.72) | 1,000.00 |
| Bank Fees | 0.00 | 206.25 | (206.25) | 225.00 |
| Web Site Maintenance | 2,000.00 | 1,833.33 | 166.67 | 2,000.00 |
| Dues, Licenses, and Fees | 175.00 | 160.42 | 14.58 | 175.00 |
| Total General & Administrative Expenses | <u>\$7,763.26</u> | <u>\$8,479.17</u> | <u>\$(715.91)</u> | <u>\$9,250.00</u> |
| Total Expenses | <u>\$7,763.26</u> | <u>\$8,479.17</u> | <u>\$(715.91)</u> | <u>\$9,250.00</u> |
| | | | | |
| Net Income (Loss) | <u><u>\$1,712.63</u></u> | <u><u>\$0.00</u></u> | <u><u>\$1,712.63</u></u> | <u><u>\$0.00</u></u> |