

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 15, 2017**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AGENDA MARCH 15, 2017 at 4:00 p.m.

The Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626

District Board of Supervisors	Chairman Supervisor Supervisor Supervisor Supervisor	Doris Cockerell Tony Jones Cathy Kinser-Powell Erica Lavina Andrea Jackson
District Manager	Meritus Districts	Brian Lamb Brian Howell
District Attorney	Straley & Robin, PA	John Vericker
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **4:00 p.m.** with the first section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The next section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The next section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The next section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

March 15, 2017

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Place Community Development District will be held on **Wednesday, March 15, 2017 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. SUPERVISOR REQUESTS AND AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager ReportTab 01
 - D. Speed DataTab 02
- 4. BUSINESS ITEMS**
 - A. Discussion and Review of Brightview Landscape ContractsTab 03
 - i. Highland Park Contract
 - ii. Mandolin Estates Contract
 - iii. Racetrack Road Contract
 - B. Discussion on The Marq Signage RequestTab 04
 - C. General Matters of the District
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting February 15, 2017Tab 05
 - B. Consideration of Operation & Maintenance Expenditures (Admin) MarchTab 06
 - C. Consideration of Operation & Maintenance Expenditures (Highland Park) MarchTab 07
 - D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) Mar. ..Tab 08
 - E. Review of Financial Statements Month Ending January 31, 2017Tab 09
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

Action Item Template

Date	March 1 2017
District	Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Entrance Monument at HP	BH	May	March meeting		open	Interest from Goddard School.
2	Sidewalks	TS	Jan	March meeting		open	Tonja to update status at meeting
4	Sign Poles on RTR	TS	Jan	March meeting		open	Tonja will have revised pricing at meeting
5	Landscape	BH	Feb	March		open	See enclosed renewal contracts
6	Aquatics	BH	Feb	March meeting		open	Vendor will be present at meeting for update.
7	RTR project-irrigation status	BH	Jan	March meeting		open	Brightview will update.
8	Landscape proposals	BH	Jan	March meeting		open	Brightview will update.
8	The Marq Apartments		BH	March meeting		open	They will present concepts

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Tuesday, March 7, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	-2	Overall ok
INVASIVE MATERIAL (FLOATING)	20	17	-3	Algae/duckweed Lilies being treated
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Torpedo grass Primrose
FOUNTAINS/AERATORS	20	20	0	Not applicable
DESIRABLE PLANTS	15	12	-3	Overall ok

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Not applicable
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Not applicable
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	25	0	Good condition
CLEANLINESS	25	25	0	Good condition
GENERAL CONDITION	25	25	0	Good condition

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Tuesday, March 7, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	<u>Good condition</u>
RECREATIONAL AREAS	30	30	0	<u>Good condition</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good condition</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	11	-4	<u>Need pressure washed</u>
SIDEWALKS	30	30	0	<u>Overall Ok</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	656	44	94%

Manager's Signature: Brian Howell 3/7/2017

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: Tuesday, March 7, 2017

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Overall Ok</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Improved</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Overall Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Good condition</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Good condition</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Dollar weed</u> <u>Improved</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Annuals need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	93	-7	93%
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Contractor Signature: Brian Howell 3/7/2017

Manager's Signature:

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: Tuesday, March 7, 2017

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Overall Ok</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good condition</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Overall Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weeds Improved</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Detail</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Annuals need replaced</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	93	-7	93%
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Contractor Signature: Brian Howell 3/7/2017

Manager's Signature:

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Tuesday, March 7, 2017

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall ok</u>
TURF FERTILITY	10	9	-1	<u>Overall ok</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Minor</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Overall ok</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Beds/Pavers</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Mites on grasses</u>
PRUNING	10	9	-1	<u>Grasses cutbacks in progress</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Overall ok</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Grasses/Mites</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	2	<u>Need new annuals</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	89	15	89%
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Contractor Signature: Brian Howell 3/7/2017

Manager's Signature: _____

Supervisor's Signature: _____

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Tuesday, March 7, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	0	<u>Good condition</u>
INVASIVE MATERIAL (FLOATING)	20	17	-3	<u>Algae-Hydrilla</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Torpedo grass</u>
FOUNTAINS/AERATORS	20	20	0	<u>Aerator working well.</u>
DESIRABLE PLANTS	15	12	-3	<u>Overall ok</u>

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	<u>Not applicable</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Not applicable</u>
POOL WATER	10	10	0	<u>Not applicable</u>
POOL TILES	10	10	0	<u>Not applicable</u>
POOL LIGHTS	5	5	0	<u>Not applicable</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Not applicable</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Not applicable</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Not applicable</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good condition</u>
RECREATIONAL FACILITIES	7	7	0	<u>Not applicable</u>
RESTROOMS	6	6	0	<u>Good condition</u>
HARDSCAPE	10	10	0	<u>Not applicable</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Not applicable</u>
IT/PHONE SYSTEM	3	3	0	<u>Not applicable</u>
TRASH RECEPTACLES	3	3	0	<u>Good condition</u>
FOUNTAINS	8	8	0	<u>Not applicable</u>

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good condition</u>
PAINTING	25	23	-2	<u>Good condition</u>
CLEANLINESS	25	23	-2	<u>Good condition</u>
GENERAL CONDITION	25	23	-2	<u>Good condition</u>

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Tuesday, March 7, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	38	-2	Ok overall few weeds
RECREATIONAL AREAS	30	28	-2	Ok overall few weeds
SUBDIVISION MONUMENTS	30	28	-2	Ok overall few weeds
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Overall Ok
SIDEWALKS	30	29	-1	Overall Ok Repairs scheduled
SPECIALTY MONUMENTS	15	15	0	Overall Ok
STREETS	25	25	0	Overall Ok
PARKING LOTS	15	15	0	Not applicable
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good condition
LANDSCAPE UP LIGHTING	22	22	0	OK
MONUMENT LIGHTING	30	30	0	OK
AMENITY CENTER LIGHTING	15	15	0	Not applicable
GATES				
ACCESS CONTROL PAD	25	25	0	Not applicable
OPERATING SYSTEM	25	25	0	Not applicable
GATE MOTORS	25	25	0	Not applicable
GATES	25	25	0	Not applicable
SCORE	700	649	-51	93%

Manager's Signature: Brian Howell 3/7/2017

Supervisor's Signature: _____



YELLOWSTONE

LANDSCAPE

CUSTOMER

Highland/Mandolin

INVOICE

104

DATE

2/10/17

TIME

9:30

WEATHER

Wind 15 mph
Warm 80° Clouds.

PAGE

1

OF

1

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	6	7	8	9	10	11	12	13	14	15
ALGAE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRASS & BRUSH										
SUBMERSED AQUATICS										
FLOATING WEEDS	✓			✓				✓		✓
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT										
PHYSICAL REMOVAL	✓	✓						✓		✓
OTHER										
DAYS OF RESTRICTION	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø

COMMENTS

Lillies on 6, 9, 13, 15 very little show with some tech will go to contact. Algae treatments on 6 to 15[#] water levels are down and temps are in the 80's summer treatments are now to be used there is no winter. Trash has been removed from turf around and in (6, 7, 13, 15.)

FOLLOW UP VISIT:

NOT REQUIRED

MAY REQUIRE

METHOD

BACKPACK

ATV

BOAT

CLARITY

> 1'

1' - 2'

2' - 4'

FLOW

NONE

SLIGHT

HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR

ANHINGA

BASS

BREAM

CATFISH

COOTS

CORMORANT

EGRETS

GALLINULE

GAMBUSIA

HERONS

IBIS

OSPREY

OTTER

SNAKES

TURTLES

WOOD STORK

OTHER

N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD

BACOPA

BLUE FLAG

BULRUSH

CHARA

CORDGRASS

CANNA

LILY

MAIDENHAIR

NAIAD

PICKERELWEED

SOFT RUSH

SPIKERUSH

OTHER

N/A

12



YELLOWSTONE

LANDSCAPE

CUSTOMER

Highland/Mandelin

INVOICE

Follow up

DATE

2-17-17

TIME

11:00

WEATHER

Cloudy 75° Wind 10 to 20 mph

PAGE

1

OF

1

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	1	2	3	4	9					
ALGAE	✓	✓	✓	✓	✓					
GRASS & BRUSH										
SUBMERSED AQUATICS				✓	✓					
FLOATING WEEDS	✓	✓	✓	✓	✓					
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT										
PHYSICAL REMOVAL	✓	✓	✓	✓						
OTHER										
DAYS OF RESTRICTION	Ø	Ø	Ø	Ø	Ø					

COMMENTS

Ponds 1, 2, 3, 4[#] Algae & traces of duckweed with Azolla this will take 10 to 15 days for this treatment to take hold and work. Wind is bad tech will have to stop contact treatments trash is all over mostly on 3[#] by clock Also removal of a bike. (9[#] lillies & trash)

FOLLOW UP VISIT:

METHOD
BACKPACK
ATV
BOAT

NOT REQUIRED

CLARITY

> 1'

1' - 2'

2' - 4'

MAY REQUIRE

FLOW

NONE

SLIGHT

HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR

ANHINGA

BASS

BREAM

CATFISH

GOOTS

CORMORANT

EGRETS

GALLINULE

GAMBUSIA

HERONS

IBIS

OSPREY

OTTER

SNAKES

TURTLES

WOOD STORK

OTHER

N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD

BACOPA

BLUE FLAG

BULRUSH

CHARA

CORDGRASS

CANNA

LILY

MAIDENCANE

NAIAD

PICKERELWEED

SOFT RUSH

SPIKERUSH

OTHER

N/A



YELLOWSTONE

LANDSCAPE

CUSTOMER Highland/Mandolin				INVOICE Follow Up			
DATE 2-20-17	TIME 10:00	WEATHER Wnem 78° Wind 10 to 15 mph				PAGE 1	
						OF 1	

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	11	12	13	14	15	16				
ALGAE	✓	✓	✓	✓	✓	✓				
GRASS & BRUSH	✓									
SUBMERSED AQUATICS										
FLOATING WEEDS	✓		✓		✓	✓				
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT										
PHYSICAL REMOVAL	✓									
OTHER										
DAYS OF RESTRICTION	Ø	Ø	Ø	Ø	Ø	Ø				

COMMENTS **11# grass & algae trash duckweed. more algae in just 10 days. Also shelf work for primrose & cattails. Lillies on (11#, 13#, 15#, 16#) hydrilla on 11 & 12 water low contact is in. (90% of lillies are burnt up.) Algae blooms will be up and down while water temps stay in the 70's**

FOLLOW UP VISIT:

METHOD
BACKPACK
ATV
BOAT

NOT REQUIRED

CLARITY
> 1'
1' - 2'
2' - 4'

MAY REQUIRE

FLOW
NONE
SLIGHT
HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR
ANHINGA
BASS
BREAM
CATFISH

COOTS
CORMORANT
EGRETS
GALLINULE
GAMBUSIA

HERONS
IBIS
OSPREY
OTTER
SNAKES

TURTLES
WOOD STORK
OTHER
N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD
BACOPA
BLUE FLAG
BULRUSH
CHARA

CORDGRASS
CANNA
LILY
MAIDENCANE
NAIAD

PICKERELWEED
SOFT RUSH
SPIKERUSH
OTHER
N/A



YELLOWSTONE

LANDSCAPE

CUSTOMER <u>Highland/Mandelino</u>			INVOICE <u>Follow up</u>		
DATE <u>2-24-17</u>	TIME <u>10:00</u>	WEATHER <u>78° Wind 10 to 15 mph</u>		(Rain on the way)	
				PAGE <u>1</u>	OF <u>1</u>

	SITE 9	SITE 13	SITE 14	SITE 17	SITE 18	SITE 19	SITE	SITE	SITE	SITE
ALGAE	✓	✓	✓	✓	✓	✓				
GRASS & BRUSH										
SUBMERSED AQUATICS										
FLOATING WEEDS	✓	✓	✓							
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT		✓								
PHYSICAL REMOVAL										
OTHER										
DAYS OF RESTRICTION	Ø	Ø	Ø	Ø	Ø	Ø				

COMMENTS

Lillies, Algae and primrose & salt bush on 13# shelf most have been cut down and select treatments have been started. Normal treatments on the rest weather may turn bad for tomorrow.

FOLLOW UP VISIT:

METHOD

BACKPACK

ATV

BOAT

NOT REQUIRED

CLARITY

> 1'

1' - 2'

2' - 4'

MAY REQUIRE

FLOW

NONE

SLIGHT

HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR

ANHINGA

BASS

BREAM

CATFISH

COOTS

CORMORANT

EGRETS

GALLINULE

GAMBUSIA

HERONS

IBIS

OSPREY

OTTER

SNAKES

TURTLES

WOOD STORK

OTHER

N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD

BACOPA

BLUE FLAG

BULRUSH

CHARA

CORDGRASS

CANNA

LILY

MAIDENCANE

NAIAD

PICKERELWEED

SOFT RUSH

SPIKERUSH

OTHER

N/A



YELLOWSTONE

LANDSCAPE

CUSTOMER <i>Highland/Mandolin</i>				INVOICE <i>Follow up</i>			
DATE <i>2-25-17</i>	TIME <i>11:00</i>	WEATHER <i>Warm 81° Wind Smpth North</i>				PAGE <i>1</i>	
						OF <i>1</i>	
	SITE <i>6</i>	SITE <i>9</i>	SITE	SITE	SITE	SITE <i>gelling stronger</i>	
ALGAE	✓	✓					
GRASS & BRUSH							
SUBMERSED AQUATICS							
FLOATING WEEDS		✓					
BLUE DYE							
OXYGEN							
WETLAND WEEDS							
SPOT TREATMENT							
PHYSICAL REMOVAL	✓	✓					
OTHER							
DAYS OF RESTRICTION	0	0					

COMMENTS *This is a boat day these treatments are long and slow trash removal lilies and algae. Traces of chara & hydrilla on 6# in the shallows. Water levels are down and by the end of March there will be 4# exposed banks.*

FOLLOW UP VISIT:

METHOD
BACKPACK
ATV
BOAT

NOT REQUIRED

CLARITY
> 1'
1' - 2'
2' - 4'

MAY REQUIRE

FLOW
NONE
SLIGHT
HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR
ANHINGA
BASS
BREAM
CATFISH

COOTS
CORMORANT
EGRETS
GALLINULE
GAMBUSIA

HERONS
IBIS
OSPREY
OTTER
SNAKES

TURTLES
WOOD STORK
OTHER
N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD
BASSA
BLUE FLAG
BULRUSH
CHARA

CORDGRASS
CANNA
LILY
MAIDENCANE
NAIAD

PICKERELWEED
SOFT RUSH
SPIKERUSH
OTHER
N/A



YELLOWSTONE

LANDSCAPE

CUSTOMER <u>Highland/Mandelina</u>			INVOICE <u>Follow up</u>		
DATE <u>2-27-17</u>	TIME <u>10:00</u>	WEATHER <u>Warm 83°, Clear calm</u>			PAGE <u>1</u>
			OF <u>1</u>		

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	3	9	13							
ALGAE	✓	✓	✓							
GRASS & BRUSH	✓									
SUBMERSED AQUATICS										
FLOATING WEEDS	✓	✓	✓							
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT										
PHYSICAL REMOVAL	✓									
OTHER										
DAYS OF RESTRICTION	Ø	Ø	Ø							

COMMENTS

Meet with Tonya (Engineer) & Jon S. Yellowstone Aqu. Rep. to check on shoreline erosion and pepper tree growth on pond perimeters. Also treatments for algae & lillies. Shelf on 9* is 20 in deep if lillies do not drop tech will cut dead heads.

FOLLOW UP VISIT:

METHOD
BACKPACK
ATV
BOAT

NOT REQUIRED

MAY REQUIRE

CLARITY

> 1'
1' - 2'
2' - 4'

FLOW

NONE
SLIGHT
HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR
ANHINGA
BASS
BREAM
CATFISH

COOTS
CORMORANT
EGRETS
GALLINULE
GAMBUSIA

HERONS
IBIS
OSPREY
OTTER
SNAKES

TURTLES
WOOD STORK
OTHER
N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD
BACOPA
BLUE FLAG
BULRUSH
CHARA

CORDGRASS
CANNA
LILY
MAIDENCANE
NAIAD

PICKERELWEED
SOFT RUSH
SPIKERUSH
OTHER
N/A

Custom Report

Technician Name: administrator

Location: highlaand park

State/Province: FL

Address:

Postal Code/ZIP:

City: Tampa



Report Period: 2/1/2017 to 2/15/2017

		Total Vehicle Count	Posted Speed Limit	Tolerated Speed	Number of Speed Limit Violations	Number of Vehicles Respecting Limit	Number of Vehicles inside Tolerated Range
2/1/2017	00:00:00	423	15	20	192	231	150
2/2/2017	00:00:00	^H 1,024	15	20	^H 552	472	399
2/3/2017	00:00:00	925	15	20	521	404	367
2/4/2017	00:00:00	701	15	20	380	321	274
2/5/2017	00:00:00	871	15	20	481	390	363
2/6/2017	00:00:00	976	15	20	532	444	^H 410
2/7/2017	00:00:00	978	15	20	501	477	379
2/8/2017	00:00:00	969	15	20	509	460	376
2/9/2017	00:00:00	885	15	20	524	361	355
2/10/2017	00:00:00	858	15	20	477	381	294
2/11/2017	00:00:00	716	15	20	333	383	247
2/12/2017	00:00:00	893	15	20	384	^H 509	321
2/13/2017	00:00:00	921	15	20	474	447	368
2/14/2017	00:00:00	405	15	20	239	166	176
		SUM: 11,545			SUM: 6,099	SUM: 5,446	SUM: 4,479

		<i>% of Speed Limit Violations</i>	<i>% of Vehicles Respecting Limit</i>	<i>% Vehicles in Tolerated Range</i>	<i>Average Vehicle Speed</i>	<i>Maximum Speed</i>	<i>Minimum Speed</i>
2/1/2017	00:00:00	45	55	35	14	32	5
2/2/2017	00:00:00	54	46	39	^H 15	43	5
2/3/2017	00:00:00	56	44	40	^H 15	29	5
2/4/2017	00:00:00	54	46	39	^H 15	27	5
2/5/2017	00:00:00	55	45	42	^H 15	38	5
2/6/2017	00:00:00	55	45	42	14	33	5
2/7/2017	00:00:00	51	49	39	14	29	5
2/8/2017	00:00:00	53	47	39	^H 15	40	5
2/9/2017	00:00:00	^H 59	41	40	^H 15	34	5
2/10/2017	00:00:00	56	44	34	^H 15	37	5
2/11/2017	00:00:00	47	53	34	14	28	5
2/12/2017	00:00:00	43	^H 57	36	13	39	5
2/13/2017	00:00:00	51	49	40	14	33	5
2/14/2017	00:00:00	^H 59	41	^H 43	^H 15	40	5
		AVG: 52	AVG: 47	AVG: 38	AVG: 14		

		50% Speeds	85% Speeds
2/1/2017	00:00:00	14	20
2/2/2017	00:00:00	15	22
2/3/2017	00:00:00	15	23
2/4/2017	00:00:00	15	22
2/5/2017	00:00:00	15	21
2/6/2017	00:00:00	15	20
2/7/2017	00:00:00	15	20
2/8/2017	00:00:00	15	21
2/9/2017	00:00:00	16	24
2/10/2017	00:00:00	16	24
2/11/2017	00:00:00	14	20
2/12/2017	00:00:00	14	19
2/13/2017	00:00:00	14	20
2/14/2017	00:00:00	15	23
		AVG: 14	AVG: 21

Custom Report

Technician Name: administrator

Location: highlaand park

State/Province: FL

Address:

Postal Code/ZIP:

City: Tampa



Report Period: 2/16/2017 to 2/28/2017

		<i>Total Vehicle Count</i>	<i>Posted Speed Limit</i>	<i>Tolerated Speed</i>	<i>Number of Speed Limit Violations</i>	<i>Number of Vehicles Respecting Limit</i>	<i>Number of Vehicles inside Tolerated Range</i>
2/16/2017	00:00:00	1,084	15	20	^H 636	448	^H 444
2/17/2017	00:00:00	1,005	15	20	440	565	336
2/18/2017	00:00:00	687	15	20	311	376	252
2/19/2017	00:00:00	727	15	20	333	394	258
2/20/2017	00:00:00	942	15	20	421	521	330
2/21/2017	00:00:00	^H 1,257	15	20	425	^H 832	329
2/22/2017	00:00:00	846	15	20	486	360	364
2/23/2017	00:00:00	971	15	20	562	409	425
2/24/2017	00:00:00	851	15	20	439	412	333
2/25/2017	00:00:00	688	15	20	350	338	253
2/26/2017	00:00:00	912	15	20	510	402	391
2/27/2017	00:00:00	951	15	20	412	539	334
		SUM: 10,921			SUM: 5,325	SUM: 5,596	SUM: 4,049

		<i>% of Speed Limit Violations</i>	<i>% of Vehicles Respecting Limit</i>	<i>% Vehicles in Tolerated Range</i>	<i>Average Vehicle Speed</i>	<i>Maximum Speed</i>	<i>Minimum Speed</i>
2/16/2017	00:00:00	^H 59	41	41	^H 15	45	5
2/17/2017	00:00:00	44	56	33	14	38	5
2/18/2017	00:00:00	45	55	37	14	27	5
2/19/2017	00:00:00	46	54	35	14	42	5
2/20/2017	00:00:00	45	55	35	14	43	5
2/21/2017	00:00:00	34	^H 66	26	11	37	5
2/22/2017	00:00:00	57	43	43	^H 15	33	5
2/23/2017	00:00:00	58	42	^H 44	^H 15	40	5
2/24/2017	00:00:00	52	48	39	14	30	5
2/25/2017	00:00:00	51	49	37	14	28	5
2/26/2017	00:00:00	56	44	43	^H 15	33	5
2/27/2017	00:00:00	43	57	35	14	37	5
		AVG: 49	AVG: 50	AVG: 37	AVG: 14		

		50% Speeds	85% Speeds
2/16/2017	00:00:00	15	23
2/17/2017	00:00:00	15	20
2/18/2017	00:00:00	14	19
2/19/2017	00:00:00	14	20
2/20/2017	00:00:00	15	20
2/21/2017	00:00:00	10	19
2/22/2017	00:00:00	15	22
2/23/2017	00:00:00	15	21
2/24/2017	00:00:00	15	21
2/25/2017	00:00:00	15	21
2/26/2017	00:00:00	15	21
2/27/2017	00:00:00	14	19
		AVG: 14	AVG: 20

COMPETITIVE PRICING THAT FITS YOUR BUDGET

We are committed to fulfilling the specific landscape needs for Park Place CDD – Highland Park while providing the service you expect at a price point that fits your budget. Brightview Landscape Services, Inc. will provide the following competitive pricing per specifications as noted in the specifications as provided.

SERVICE DESCRIPTION	MONTHLY	YEARLY
Base Management	\$ 4,353.16	\$ 52,237.92
<ul style="list-style-type: none"> • Mowing, Weeding, Edging • Blowing Debris • Bed Weed Control • Shrubs and Groundcover Pruning 		
Turf and Ornamental Program.....	\$ 313.77	\$ 3,765.24
<ul style="list-style-type: none"> • Turf Fertilization • Turf Insect Control • Turf Weed Control • Shrub and Groundcover Fertilization • Shrub and Groundcover Insect Control 		
Irrigation Inspection.....	\$ 680.00	\$ 8,160.00
<ul style="list-style-type: none"> • Monthly check and adjust all zones • Monthly cleaning irrigation heads • Monthly Irrigation report 		
Annuals Installation...(1,642 plants, 4 times/year).....	\$ 1,012.88	\$12,154.56
Mulch Installation...(420 yds/1 time per year).....	\$ 1,400.00	\$16,800.00
TOTAL BASE SERVICE.....	\$ 7,759.81	\$ 93,117.72

LANDSCAPE SERVICES AGREEMENT

Terms and Conditions

THIS LANDSCAPE SERVICES AGREEMENT (this "Agreement") is entered into as of February 1, 2017 between Brightview Landscape Services, Inc. ("BrightView"), and Meritus Districts ("Client"). If Client is other than the record owner of each property where goods or services will be delivered under this Agreement, then Client is executing and entering into this Agreement on its own behalf and as duly authorized agent for the record owner(s) of those properties.

NOW, THEREFORE, Client and BrightView mutually agree to the following terms and conditions:

1. Services.

- (a) For purposes of this Agreement: (i) the "Services" consist of the landscape maintenance, construction, irrigation, and other general landscape services described in the "Scope of Landscape Services" attached hereto, together with delivery or installation of any associated goods and materials, and (ii) the "Landscape Site(s)" consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by BrightView in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.
- (b) During the Term (defined below), BrightView shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment.
- (c) All tools, equipment, surplus materials, landscape waste materials and rubbish will be removed from each Landscape Site after Services are completed.
- (d) Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable laws and regulations by properly licensed personnel. Other materials shall be applied in accordance with the manufacturer's directions.

2. Term. The "Initial Term" of this Agreement shall start on March 1, 2017 and end on February 28, 2019. Thereafter, this Agreement shall renew automatically for successive one-year periods (each, a "Renewal Term") on each anniversary of the start date of the Initial Term (each, an "Anniversary Date"), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the next Anniversary Date. The Initial Term, together with any Renewal Term, comprises the "Term."

3. Work Orders. If Client requests services from BrightView that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then BrightView may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each, a "Work Order"). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to BrightView as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and

materials identified in the Work Order (the "Work Order Charges").

4. Insurance. During the Term, BrightView will maintain general liability insurance, automobile liability insurance, and workers' compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

5. Cooperation.

- (a) Client will cooperate with BrightView to facilitate the Services, and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify BrightView in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.
- (b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.
- (c) Client shall provide written notice to BrightView of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Landscape Site(s) shall not relieve Client of its obligations hereunder, including but not limited to the payment of the Service Fee and any amounts due to BrightView with respect to any Work Order, unless Client shall have given proper notice of termination pursuant to this Agreement.

6. Service Fee.

- (a) For Services performed pursuant to this Agreement, Client shall pay BrightView an annual service fee of \$93,117.72 (the "Service Fee"), subject to annual adjustments as described below.
- (b) Client shall pay the Service Fee to BrightView in advance through monthly payments according to the attached Billing Information and Schedule. If no Billing Information and Schedule is attached to this Agreement or if the attached Billing Information and Schedule does not specify the months and amounts due, then the Service Fee shall be payable in advance in 12 equal monthly installments, beginning in the month of March. Monthly payments are due not later than the 10th calendar day of each month. Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) and (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance.

In addition to this administrative charge, Client shall reimburse BrightView for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by BrightView in collecting overdue Service Fees, Work Order Charges, and administrative charges.

- (c) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and any Billing Information Schedule attached hereto, the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan and Billing Information and Schedule are implemented for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to BrightView for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by BrightView) of Services performed since that date and, if the result is a positive number, then Client shall promptly pay the positive value of that amount to BrightView.
- (d) On each Anniversary Date, the Service Fee shall be increased by an amount calculated by multiplying the annual Service Fee for the immediately preceding 12 months, by (select one option): ☐ 0.0% or ☐ the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. "Consumer Price Index" and "CPI" means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.

7. Termination.

- (a) Either BrightView or Client may terminate this Agreement without cause upon 60 days prior written notice to the other party.
- (b) If either party materially breaches the terms of this Agreement and fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fees, Work Order Charges, or administrative fees due under this Agreement, then BrightView may elect, in its sole discretion, to (i) delay or cancel Services without further notice to Client, and/or (ii) immediately terminate this Agreement upon written notice to Client.
- (c) Either BrightView or Client may immediately terminate this Agreement upon written notice to the other party if (i) the other party makes an assignment for the benefit of creditors, (ii) a petition of bankruptcy is filed by or against the other party or (iii) all or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

8. General Provisions.

- (a) BrightView will at all times perform the Services and any Work Order in accordance with all applicable workplace safety requirements and standards promulgated by federal and local authorities. BrightView will not at any time provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order for the benefit of Client or any third party and, consequently, Client shall not rely on BrightView to provide such safety-related services at any time. Further, BrightView does not and will not at any time provide representations, warranties, or assurances as to the safety (or lack of safety) of any Landscape Site(s) or Work Order site with respect to periods before, during, or after Services are performed or Work Order services are performed and, consequently, Client shall not rely on BrightView to provide any such assurances at any time. If Client desires safety evaluation, inspection, or consulting services, or safety representations, warranties, or assurances, then BrightView and Client may execute and enter into a separate written agreement whereby BrightView will assist Client for an additional fee only in identifying (without recommending) third-party service providers that Client may then, in Client's sole discretion, elect to engage independently to obtain safety services and/or assurances.
- (b) This Agreement shall be governed by the law of the state where the Services will be furnished. If the Services will be furnished in more than one state, then the law of the State of Maryland will govern this Agreement, except with regard to its conflicts of laws doctrines. Both parties expressly agree that any and all legal proceedings arising under this Agreement will be brought exclusively in the state and federal courts located in Rockville, Maryland.
- (c) Neither party may assign this Agreement without the prior written consent of the other party; provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with BrightView or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization. This Agreement is binding on, and inures to the benefit of, the parties hereto (including the record owner of the Landscape Site(s) if other than Client) and their respective heirs, legal representatives, successors and assigns.
- (d) This Agreement, together with any attached Billing Information and Schedule, attached Scope of Landscaping Services, Work Order hereunder, and any other schedules and exhibits attached hereto, constitute the entire agreement of the parties with respect to the Services and Work Orders and supersedes all prior contracts or agreements with respect to the Services or Work Orders, whether oral or written.
- (e) Except as otherwise provided herein, this Agreement may be amended or modified from time to time only by a written instrument executed and agreed to by both Client and BrightView.
- (f) The waiver by Client or BrightView of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other or subsequent breach by Client or BrightView of such provision or any other provision.

(g) BrightView's total liability for any losses, damages, and expenses of any type whatsoever incurred by Client or any of its affiliates, guests, tenants, invitees, and lessees ("Losses"), which are caused directly or indirectly by acts or omissions of BrightView in connection with, or related to, the Services or any Work Order hereunder, including but not limited to any breach of BrightView's obligations hereunder, shall be limited solely to direct and actual damages in an aggregate amount not to exceed the amounts actually paid to BrightView hereunder. In no event will BrightView be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to BrightView in advance or could have been reasonably foreseen by BrightView. Further, BrightView shall not be liable for any Losses resulting from the provision of Services or performance of any Work Order hereunder, if such Losses are due to causes or conditions beyond its

reasonable control, including but not limited to Losses in any way related to or associated with state or local water regulations or mandates or BrightView's compliance or good faith efforts to comply with state or local water regulations or mandates.

(h) BrightView's performance will be excused to the extent BrightView is unable to perform as a result of strikes, accidents, acts of God, extreme weather conditions, inability to secure labor and/or products, fire, earthquake and rules, regulations or restrictions imposed by any government or governmental agency, or other delays or failure of performance beyond the commercially reasonable control of BrightView. For purposes of this Agreement, the parties agree specifically that water conservation regulations or guidelines are specifically included within the above referenced regulations or restrictions, and that BrightView shall not be liable for any failure to perform as a direct or indirect result of BrightView's compliance with or good faith efforts to comply with state or local water regulations or mandates.

BrightView and Client hereby agree to the foregoing terms and conditions as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

Brightview Landscape Services, Inc.

By: _____

Name: Richard Seaman II

Title: Branch Manager

Date: February 1, 2017

CLIENT

By: _____

Name: Brian Howell

Title: _____

Date: 2/1/2017

Billing Information and Schedule

Landscape Site Name:*	[Park Place CDD - Highland Park]	Landscape Site Location:	11740 Casa Lago Ln. Tampa, FL 33618
Client Business Name:	[Meritus Districts]	Client Contact Name:	Brian Howell
Client Contact Telephone:	[813-873-7300]	Client Contact Email:	brian.howell@merituscorp.com
Billing Business Name:	[Meritus Corporation]	Billing Contact Name:	Brian Howell
Billing Contact Telephone:	813-873-7300	Billing Contact Address:	2005 Pan Am Circle Tampa, FL 33607
BrightView Contact Name:	[Richard Seaman II]	BrightView Contact Telephone:	[813 243-5399]

Note: If this Agreement applies to multiple sites, then check here ☐ and attach a list of the sites with this information and pricing.

Billing Schedule:

January 1 st	\$ <u>7,759.81</u>
February 1 st	\$ <u>7,759.81</u>
March 1 st	\$ <u>7,759.81</u>
April 1 st	\$ <u>7,759.81</u>
May 1 st	\$ <u>7,759.81</u>
June 1 st	\$ <u>7,759.81</u>
July 1 st	\$ <u>7,759.81</u>
August 1 st	\$ <u>7,759.81</u>
September 1 st	\$ <u>7,759.81</u>
October 1 st	\$ <u>7,759.81</u>
November 1 st	\$ <u>7,759.81</u>
December 1 st	\$ <u>7,759.81</u>
Total Service Fee	\$ <u>93,117.72</u>

Scope of Landscape Services

Landscape Site Name:*	Park Place CDD - Highland Park	Landscape Site Location:	11740 Casa Lago Lane Tampa, FL 33618
Client Business Name:	Meritus District	Client Contact Name:	Brian Howell
Client Contact Telephone:	813-873-7300	Client Contact Email:	brian.howell@merituscorp.com

Description of Services at this Landscape Site (attach diagrams if necessary):

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

I. Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

II. Lawn Care:

A. Mowing and Edging:

Lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety taking into account the season.

Clippings shall not be caught and removed from lawn area unless they are lying in swaths which may damage the lawn.

Edges shall be trimmed to maintain a neat appearance.

B. Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass.

C. Disease control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available at substantial additional cost.

D. Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. **These treatments do not include the prevention of fire ant infestation which is available at added cost.**

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. **These treatments will be provided at additional cost.** Nematode control is available for some sports turf locations and will be quoted separately if required.

E. Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. **These treatments require the re-sodding which will be quoted at additional charge.**

III. Ground Cover Area/ Shrub Areas:

A. Edging:

Edge ground cover as needed to keep within bounds and away from obstacles.

B. Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

C. Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides.

The chosen chemical will be recommended and legally approved for the specific weed problem.

D. Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

E. Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

F. Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

G. Control of imported pests:

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost effective alternatives for pest mitigation. **Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.**

IV. Tree Care:

A. Pruning:

Height limitation for tree pruning covered in the specification is 12 feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage.

B. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

V. Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

VI. Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of **\$45.00** emergency calls will apply.

VII. **Debris Cleanup:**

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc.

**PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT
ADDITIONAL SERVICES**

Scope of Work

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

I. **Shrub Bed Area**

A. **Mulching:**

Mulched beds will be replenished with a 2 inch depth of mulch. In those areas with excessive mulch build up, alternatives will be discussed with the client. Mulched beds will be top dressed with 1 - 2 inches of fresh mulch annually.

II. **Palm Pruning**

A. **Fronde Removal:**

Dead or dying fronds should be removed. It is best to leave healthy fronds when possible. Remove fronds that are less than 45°. When pruning is finished, the palm fronds remaining should droop over enough to reach a horizontal plane.

II. **Annual Color**

A. **Installation:**

Install annual color beds with the specified variety, size, spacing, and frequency. Clean beds and thoroughly prepare soil prior to planting.

B. **Fertilization:**

Apply appropriate fertilizer at a rate and frequency needed to promote plant vigor and flowering.

C. **Weeding:**

Control weeds by chemical means where effective, otherwise remove by hand.

D. **Fungicide:**

Apply recommended, legally-approved fungicides to control disease causing damage to annual color area.

- E. Pesticide:
Apply recommended, legally-approved pesticides to control insects causing damage to annual color area.
- F. Weed Control:
Pre-emerged: This type of control should be used only if a known weed problem warrants its use. The chosen chemical will be recommended and legally approved for the specific weed problem.

COMPETITIVE PRICING THAT FITS YOUR BUDGET

We are committed to fulfilling the specific landscape needs for Park Place CDD – Mandolin Estates while providing the service you expect at a price point that fits your budget. Brightview Landscape Services, Inc. will provide the following competitive pricing per specifications as noted in the specifications as provided.

SERVICE DESCRIPTION	MONTHLY	YEARLY
Base Management	\$ 3,885.00	\$ 46,620.00
<ul style="list-style-type: none"> • Mowing, Weeding, Edging • Blowing Debris • Bed Weed Control • Shrubs and Groundcover Pruning 		
Turf and Ornamental Program.....	\$ 307.92	\$ 3,695.04
<ul style="list-style-type: none"> • Turf Fertilization • Turf Insect Control • Turf Weed Control • Shrub and Groundcover Fertilization • Shrub and Groundcover Insect Control 		
Irrigation Inspection.....	\$ 620.00	\$ 7,440.00
<ul style="list-style-type: none"> • Monthly check and adjust all zones • Monthly cleaning irrigation heads • Monthly Irrigation report 		
Annuals Installation...(1,065 plants, 4 times/year).....	\$ 656.90	\$ 7,882.80
Mulch Installation...(260 yds/1 time per year).....	\$ 865.00	\$10,380.00
TOTAL BASE SERVICE.....	\$ 6,334.82	\$76,017.84

LANDSCAPE SERVICES AGREEMENT

Terms and Conditions

THIS LANDSCAPE SERVICES AGREEMENT (this "Agreement") is entered into as of February 1, 2017 between Brightview Landscape Services, Inc. ("BrightView"), and Meritus Districts ("Client"). If Client is other than the record owner of each property where goods or services will be delivered under this Agreement, then Client is executing and entering into this Agreement on its own behalf and as duly authorized agent for the record owner(s) of those properties.

NOW, THEREFORE, Client and BrightView mutually agree to the following terms and conditions:

1. Services.

- (a) For purposes of this Agreement: (i) the "Services" consist of the landscape maintenance, construction, irrigation, and other general landscape services described in the "Scope of Landscape Services" attached hereto, together with delivery or installation of any associated goods and materials, and (ii) the "Landscape Site(s)" consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by BrightView in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.
- (b) During the Term (defined below), BrightView shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment.
- (c) All tools, equipment, surplus materials, landscape waste materials and rubbish will be removed from each Landscape Site after Services are completed.
- (d) Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable laws and regulations by properly licensed personnel. Other materials shall be applied in accordance with the manufacturer's directions.

2. Term. The "Initial Term" of this Agreement shall start on March 1, 2017 and end on February 28, 2018. Thereafter, this Agreement shall renew automatically for successive one-year periods (each, a "Renewal Term") on each anniversary of the start date of the Initial Term (each, an "Anniversary Date"), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the next Anniversary Date. The Initial Term, together with any Renewal Term, comprises the "Term."

3. Work Orders. If Client requests services from BrightView that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then BrightView may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each, a "Work Order"). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to BrightView as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and

materials identified in the Work Order (the "Work Order Charges").

4. Insurance. During the Term, BrightView will maintain general liability insurance, automobile liability insurance, and workers' compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

5. Cooperation.

- (a) Client will cooperate with BrightView to facilitate the Services, and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify BrightView in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.
- (b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.
- (c) Client shall provide written notice to BrightView of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Landscape Site(s) shall not relieve Client of its obligations hereunder, including but not limited to the payment of the Service Fee and any amounts due to BrightView with respect to any Work Order, unless Client shall have given proper notice of termination pursuant to this Agreement.

6. Service Fee.

- (a) For Services performed pursuant to this Agreement, Client shall pay BrightView an annual service fee of \$76,017.84 (the "Service Fee"), subject to annual adjustments as described below.
- (b) Client shall pay the Service Fee to BrightView in advance through monthly payments according to the attached Billing Information and Schedule. If no Billing Information and Schedule is attached to this Agreement or if the attached Billing Information and Schedule does not specify the months and amounts due, then the Service Fee shall be payable in advance in 12 equal monthly installments, beginning in the month of March. Monthly payments are due not later than the 10th calendar day of each month. Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) and (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance.

In addition to this administrative charge, Client shall reimburse BrightView for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by BrightView in collecting overdue Service Fees, Work Order Charges, and administrative charges.

- (c) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and any Billing Information Schedule attached hereto, the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan and Billing Information and Schedule are implemented for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to BrightView for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by BrightView) of Services performed since that date and, if the result is a positive number, then Client shall promptly pay the positive value of that amount to BrightView.
- (d) On each Anniversary Date, the Service Fee shall be increased by an amount calculated by multiplying the annual Service Fee for the immediately preceding 12 months, by (select one option): ☐ 0.0% or ☐ the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. "Consumer Price Index" and "CPI" means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.

7. Termination.

- (a) Either BrightView or Client may terminate this Agreement without cause upon 60 days prior written notice to the other party.
- (b) If either party materially breaches the terms of this Agreement and fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fees, Work Order Charges, or administrative fees due under this Agreement, then BrightView may elect, in its sole discretion, to (i) delay or cancel Services without further notice to Client, and/or (ii) immediately terminate this Agreement upon written notice to Client.
- (c) Either BrightView or Client may immediately terminate this Agreement upon written notice to the other party if (i) the other party makes an assignment for the benefit of creditors, (ii) a petition of bankruptcy is filed by or against the other party or (iii) all or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

8. General Provisions.

- (a) BrightView will at all times perform the Services and any Work Order in accordance with all applicable workplace safety requirements and standards promulgated by federal and local authorities. BrightView will not at any time provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order for the benefit of Client or any third party and, consequently, Client shall not rely on BrightView to provide such safety-related services at any time. Further, BrightView does not and will not at any time provide representations, warranties, or assurances as to the safety (or lack of safety) of any Landscape Site(s) or Work Order site with respect to periods before, during, or after Services are performed or Work Order services are performed and, consequently, Client shall not rely on BrightView to provide any such assurances at any time. If Client desires safety evaluation, inspection, or consulting services, or safety representations, warranties, or assurances, then BrightView and Client may execute and enter into a separate written agreement whereby BrightView will assist Client for an additional fee only in identifying (without recommending) third-party service providers that Client may then, in Client's sole discretion, elect to engage independently to obtain safety services and/or assurances.
- (b) This Agreement shall be governed by the law of the state where the Services will be furnished. If the Services will be furnished in more than one state, then the law of the State of Maryland will govern this Agreement, except with regard to its conflicts of laws doctrines. Both parties expressly agree that any and all legal proceedings arising under this Agreement will be brought exclusively in the state and federal courts located in Rockville, Maryland.
- (c) Neither party may assign this Agreement without the prior written consent of the other party; provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with BrightView or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization. This Agreement is binding on, and inures to the benefit of, the parties hereto (including the record owner of the Landscape Site(s) if other than Client) and their respective heirs, legal representatives, successors and assigns.
- (d) This Agreement, together with any attached Billing Information and Schedule, attached Scope of Landscaping Services, Work Order hereunder, and any other schedules and exhibits attached hereto, constitute the entire agreement of the parties with respect to the Services and Work Orders and supersedes all prior contracts or agreements with respect to the Services or Work Orders, whether oral or written.
- (e) Except as otherwise provided herein, this Agreement may be amended or modified from time to time only by a written instrument executed and agreed to by both Client and BrightView.
- (f) The waiver by Client or BrightView of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other or subsequent breach by Client or BrightView of such provision or any other provision.

(g) BrightView's total liability for any losses, damages, and expenses of any type whatsoever incurred by Client or any of its affiliates, guests, tenants, invitees, and lessees ("Losses"), which are caused directly or indirectly by acts or omissions of BrightView in connection with, or related to, the Services or any Work Order hereunder, including but not limited to any breach of BrightView's obligations hereunder, shall be limited solely to direct and actual damages in an aggregate amount not to exceed the amounts actually paid to BrightView hereunder. In no event will BrightView be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to BrightView in advance or could have been reasonably foreseen by BrightView. Further, BrightView shall not be liable for any Losses resulting from the provision of Services or performance of any Work Order hereunder, if such Losses are due to causes or conditions beyond its

reasonable control, including but not limited to Losses in any way related to or associated with state or local water regulations or mandates or BrightView's compliance or good faith efforts to comply with state or local water regulations or mandates.

(h) BrightView's performance will be excused to the extent BrightView is unable to perform as a result of strikes, accidents, acts of God, extreme weather conditions, inability to secure labor and/or products, fire, earthquake and rules, regulations or restrictions imposed by any government or governmental agency, or other delays or failure of performance beyond the commercially reasonable control of BrightView. For purposes of this Agreement, the parties agree specifically that water conservation regulations or guidelines are specifically included within the above referenced regulations or restrictions, and that BrightView shall not be liable for any failure to perform as a direct or indirect result of BrightView's compliance with or good faith efforts to comply with state or local water regulations or mandates.

BrightView and Client hereby agree to the foregoing terms and conditions as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

Brightview Landscape Services, Inc.

By: _____

Name: Richard Seaman II

Title: Branch Manager

Date: February 1, 2017

CLIENT

By: _____

Name: Brian Howell

Title: _____

Date: 2/1/2017



Billing Information and Schedule

Landscape Site Name:*	Park Place CDD - Mandolin Estates	Landscape Site Location:	11740 Casa Lago Ln. Tampa, FL 33618
Client Business Name:	Meritus Districts	Client Contact Name:	Brian Howell
Client Contact Telephone:	813-873-7300	Client Contact Email:	brian.howell@merituscorp.com
Billing Business Name:	Meritus Corporation	Billing Contact Name:	Brain Howell
Billing Contact Telephone:	813-873-7300	Billing Contact Address:	2005 Pan Am Circle Tampa, FL 33607
BrightView Contact Name:	Richard Seaman II	BrightView Contact Telephone:	813 243-5399

Note: If this Agreement applies to multiple sites, then check here ☐ and attach a list of the sites with this information and pricing.

Billing Schedule:

January 1 st	\$ <u>6,334.82</u>
February 1 st	\$ <u>6,334.82</u>
March 1 st	\$ <u>6,334.82</u>
April 1 st	\$ <u>6,334.82</u>
May 1 st	\$ <u>6,334.82</u>
June 1 st	\$ <u>6,334.82</u>
July 1 st	\$ <u>6,334.82</u>
August 1 st	\$ <u>6,334.82</u>
September 1 st	\$ <u>6,334.82</u>
October 1 st	\$ <u>6,334.82</u>
November 1 st	\$ <u>6,334.82</u>
December 1 st	\$ <u>6,334.82</u>
Total Service Fee	\$ <u>76,017.84</u>

Scope of Landscape Services

Landscape Site Name:*	Park Place CDD - Mandolin Estates	Landscape Site Location:	11740 Casa Lago Lane Tampa, FL 33618
Client Business Name:	Meritus District	Client Contact Name:	Brian Howell
Client Contact Telephone:	813-873-7300	Client Contact Email:	brian.howell@merituscorp.com

Description of Services at this Landscape Site (attach diagrams if necessary):

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

I. Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

II. Lawn Care:

A. Mowing and Edging:

Lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety taking into account the season.

Clippings shall not be caught and removed from lawn area unless they are lying in swaths which may damage the lawn.

Edges shall be trimmed to maintain a neat appearance.

B. Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass.

C. Disease control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available at substantial additional cost.

D. Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. **These treatments do not include the prevention of fire ant infestation which is available at added cost.**

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. **These treatments will be provided at additional cost.** Nematode control is available for some sports turf locations and will be quoted separately if required.

E. Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. **These treatments require the re-sodding which will be quoted at additional charge.**

III. Ground Cover Area/ Shrub Areas:

A. Edging:

Edge ground cover as needed to keep within bounds and away from obstacles.

B. Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

C. Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides.

The chosen chemical will be recommended and legally approved for the specific weed problem.

D. Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

E. Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

F. Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

G. Control of imported pests:

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost effective alternatives for pest mitigation. **Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.**

IV. Tree Care:

A. Pruning:

Height limitation for tree pruning covered in the specification is 12 feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage.

B. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

V. Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

VI. Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of **\$45.00** emergency calls will apply.

VII. **Debris Cleanup:**

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc.

**PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT
ADDITIONAL SERVICES**

Scope of Work

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

I. **Shrub Bed Area**

A. **Mulching:**

Mulched beds will be replenished with a 2 inch depth of mulch. In those areas with excessive mulch build up, alternatives will be discussed with the client. Mulched beds will be top dressed with 1 - 2 inches of fresh mulch annually.

II. **Palm Pruning**

A. **Fronde Removal:**

Dead or dying fronds should be removed. It is best to leave healthy fronds when possible. Remove fronds that are less than 45°. When pruning is finished, the palm fronds remaining should droop over enough to reach a horizontal plane.

II. **Annual Color**

A. **Installation:**

Install annual color beds with the specified variety, size, spacing, and frequency. Clean beds and thoroughly prepare soil prior to planting.

B. **Fertilization:**

Apply appropriate fertilizer at a rate and frequency needed to promote plant vigor and flowering.

C. **Weeding:**

Control weeds by chemical means where effective, otherwise remove by hand.

D. **Fungicide:**

Apply recommended, legally-approved fungicides to control disease causing damage to annual color area.

- E. Pesticide:
Apply recommended, legally-approved pesticides to control insects causing damage to annual color area.
- F. Weed Control:
Pre-emerged: This type of control should be used only if a known weed problem warrants its use. The chosen chemical will be recommended and legally approved for the specific weed problem.

COMPETITIVE PRICING THAT FITS YOUR BUDGET

We are committed to fulfilling the specific landscape needs for Park Place CDD – Racetrack Road while providing the service you expect at a price point that fits your budget. Brightview Landscape Services, Inc. will provide the following competitive pricing per specifications as noted in the specifications as provided.

SERVICE DESCRIPTION	MONTHLY	YEARLY
Base Management	\$ 629.00	\$ 7,548.00
<ul style="list-style-type: none"> • Mowing, Weeding, Edging • Blowing Debris • Bed Weed Control • Shrubs and Groundcover Pruning 		
Turf and Ornamental Program.....	\$ 261.00	\$ 3,132.00
<ul style="list-style-type: none"> • Turf Fertilization • Turf Insect Control • Turf Weed Control • Shrub and Groundcover Fertilization • Shrub and Groundcover Insect Control 		
Irrigation Inspection.....	\$ 420.00	\$ 5,040.00
<ul style="list-style-type: none"> • Monthly check and adjust all zones • Monthly cleaning irrigation heads • Monthly Irrigation report 		
Annuals Installation...(400 plants, 4 times/year).....	\$ 220.00	\$ 2,640.00
Mulch Installation...(160 yds/1 time per year).....	\$ 530.00	\$ 6,360.00
TOTAL BASE SERVICE.....	\$ 2,060.00	\$24,720.00

LANDSCAPE SERVICES AGREEMENT

Terms and Conditions

THIS LANDSCAPE SERVICES AGREEMENT (this “Agreement”) is entered into as of February 1, 2017 between Brightview Landscape Services, Inc. (“BrightView”), and Meritus Districts (“Client”). If Client is other than the record owner of each property where goods or services will be delivered under this Agreement, then Client is executing and entering into this Agreement on its own behalf and as duly authorized agent for the record owner(s) of those properties.

NOW, THEREFORE, Client and BrightView mutually agree to the following terms and conditions:

1. Services.

- (a) For purposes of this Agreement: (i) the “Services” consist of the landscape maintenance, construction, irrigation, and other general landscape services described in the “Scope of Landscape Services” attached hereto, together with delivery or installation of any associated goods and materials, and (ii) the “Landscape Site(s)” consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by BrightView in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.
- (b) During the Term (defined below), BrightView shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment.
- (c) All tools, equipment, surplus materials, landscape waste materials and rubbish will be removed from each Landscape Site after Services are completed.
- (d) Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable laws and regulations by properly licensed personnel. Other materials shall be applied in accordance with the manufacturer’s directions.

2. Term. The “Initial Term” of this Agreement shall start on March 1, 2017 and end on February 28, 2018. Thereafter, this Agreement shall renew automatically for successive one-year periods (each, a “Renewal Term”) on each anniversary of the start date of the Initial Term (each, an “Anniversary Date”), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the next Anniversary Date. The Initial Term, together with any Renewal Term, comprises the “Term.”

3. Work Orders. If Client requests services from BrightView that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then BrightView may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each, a “Work Order”). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to BrightView as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and

materials identified in the Work Order (the “Work Order Charges”).

4. Insurance. During the Term, BrightView will maintain general liability insurance, automobile liability insurance, and workers’ compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

5. Cooperation.

- (a) Client will cooperate with BrightView to facilitate the Services, and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify BrightView in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.
- (b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.
- (c) Client shall provide written notice to BrightView of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Landscape Site(s) shall not relieve Client of its obligations hereunder, including but not limited to the payment of the Service Fee and any amounts due to BrightView with respect to any Work Order, unless Client shall have given proper notice of termination pursuant to this Agreement.

6. Service Fee.

- (a) For Services performed pursuant to this Agreement, Client shall pay BrightView an annual service fee of \$24,720.00 (the “Service Fee”), subject to annual adjustments as described below.
- (b) Client shall pay the Service Fee to BrightView in advance through monthly payments according to the attached Billing Information and Schedule. If no Billing Information and Schedule is attached to this Agreement or if the attached Billing Information and Schedule does not specify the months and amounts due, then the Service Fee shall be payable in advance in 12 equal monthly installments, beginning in the month of March. Monthly payments are due not later than the 10th calendar day of each month. Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) and (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance.

In addition to this administrative charge, Client shall reimburse BrightView for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by BrightView in collecting overdue Service Fees, Work Order Charges, and administrative charges.

- (c) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and any Billing Information Schedule attached hereto, the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan and Billing Information and Schedule are implemented for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to BrightView for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by BrightView) of Services performed since that date and, if the result is a positive number, then Client shall promptly pay the positive value of that amount to BrightView.
- (d) On each Anniversary Date, the Service Fee shall be increased by an amount calculated by multiplying the annual Service Fee for the immediately preceding 12 months, by (select one option): ☐ 0.0% or ☐ the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. "Consumer Price Index" and "CPI" means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.

7. Termination.

- (a) Either BrightView or Client may terminate this Agreement without cause upon 60 days prior written notice to the other party.
- (b) If either party materially breaches the terms of this Agreement and fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fees, Work Order Charges, or administrative fees due under this Agreement, then BrightView may elect, in its sole discretion, to (i) delay or cancel Services without further notice to Client, and/or (ii) immediately terminate this Agreement upon written notice to Client.
- (c) Either BrightView or Client may immediately terminate this Agreement upon written notice to the other party if (i) the other party makes an assignment for the benefit of creditors, (ii) a petition of bankruptcy is filed by or against the other party or (iii) all or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

8. General Provisions.

- (a) BrightView will at all times perform the Services and any Work Order in accordance with all applicable workplace safety requirements and standards promulgated by federal and local authorities. BrightView will not at any time provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order for the benefit of Client or any third party and, consequently, Client shall not rely on BrightView to provide such safety-related services at any time. Further, BrightView does not and will not at any time provide representations, warranties, or assurances as to the safety (or lack of safety) of any Landscape Site(s) or Work Order site with respect to periods before, during, or after Services are performed or Work Order services are performed and, consequently, Client shall not rely on BrightView to provide any such assurances at any time. If Client desires safety evaluation, inspection, or consulting services, or safety representations, warranties, or assurances, then BrightView and Client may execute and enter into a separate written agreement whereby BrightView will assist Client for an additional fee only in identifying (without recommending) third-party service providers that Client may then, in Client's sole discretion, elect to engage independently to obtain safety services and/or assurances.
- (b) This Agreement shall be governed by the law of the state where the Services will be furnished. If the Services will be furnished in more than one state, then the law of the State of Maryland will govern this Agreement, except with regard to its conflicts of laws doctrines. Both parties expressly agree that any and all legal proceedings arising under this Agreement will be brought exclusively in the state and federal courts located in Rockville, Maryland.
- (c) Neither party may assign this Agreement without the prior written consent of the other party; provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with BrightView or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization. This Agreement is binding on, and inures to the benefit of, the parties hereto (including the record owner of the Landscape Site(s) if other than Client) and their respective heirs, legal representatives, successors and assigns.
- (d) This Agreement, together with any attached Billing Information and Schedule, attached Scope of Landscaping Services, Work Order hereunder, and any other schedules and exhibits attached hereto, constitute the entire agreement of the parties with respect to the Services and Work Orders and supersedes all prior contracts or agreements with respect to the Services or Work Orders, whether oral or written.
- (e) Except as otherwise provided herein, this Agreement may be amended or modified from time to time only by a written instrument executed and agreed to by both Client and BrightView.
- (f) The waiver by Client or BrightView of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other or subsequent breach by Client or BrightView of such provision or any other provision.

(g) BrightView's total liability for any losses, damages, and expenses of any type whatsoever incurred by Client or any of its affiliates, guests, tenants, invitees, and lessees ("Losses"), which are caused directly or indirectly by acts or omissions of BrightView in connection with, or related to, the Services or any Work Order hereunder, including but not limited to any breach of BrightView's obligations hereunder, shall be limited solely to direct and actual damages in an aggregate amount not to exceed the amounts actually paid to BrightView hereunder. In no event will BrightView be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to BrightView in advance or could have been reasonably foreseen by BrightView. Further, BrightView shall not be liable for any Losses resulting from the provision of Services or performance of any Work Order hereunder, if such Losses are due to causes or conditions beyond its

reasonable control, including but not limited to Losses in any way related to or associated with state or local water regulations or mandates or BrightView's compliance or good faith efforts to comply with state or local water regulations or mandates.

(h) BrightView's performance will be excused to the extent BrightView is unable to perform as a result of strikes, accidents, acts of God, extreme weather conditions, inability to secure labor and/or products, fire, earthquake and rules, regulations or restrictions imposed by any government or governmental agency, or other delays or failure of performance beyond the commercially reasonable control of BrightView. For purposes of this Agreement, the parties agree specifically that water conservation regulations or guidelines are specifically included within the above referenced regulations or restrictions, and that BrightView shall not be liable for any failure to perform as a direct or indirect result of BrightView's compliance with or good faith efforts to comply with state or local water regulations or mandates.

BrightView and Client hereby agree to the foregoing terms and conditions as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

Brightview Landscape Services, Inc.

By: _____

Name: Richard Seaman II

Title: Branch Manager

Date: February 1, 2017

CLIENT

By: _____

Name: Brian Howell

Title: _____

Date: 2/1/2017

Billing Information and Schedule

Landscape Site Name:*	Park Place CDD - Racetrack Road	Landscape Site Location:	11740 Casa Lago Ln. Tampa, FL 33618
Client Business Name:	Meritus Districts	Client Contact Name:	Brian Howell
Client Contact Telephone:	813-873-7300	Client Contact Email:	brian.howell@merituscorp.com
Billing Business Name:	Meritus Corporation	Billing Contact Name:	Brian Howell
Billing Contact Telephone:	813-873-7300	Billing Contact Address:	2005 Pan Am Circle Tampa, FL 33607
BrightView Contact Name:	Richard Seaman II	BrightView Contact Telephone:	813 243-5399

Note: If this Agreement applies to multiple sites, then check here ☐ and attach a list of the sites with this information and pricing.

Billing Schedule:

January 1 st	\$ <u>2,060.00</u>
February 1 st	\$ <u>2,060.00</u>
March 1 st	\$ <u>2,060.00</u>
April 1 st	\$ <u>2,060.00</u>
May 1 st	\$ <u>2,060.00</u>
June 1 st	\$ <u>2,060.00</u>
July 1 st	\$ <u>2,060.00</u>
August 1 st	\$ <u>2,060.00</u>
September 1 st	\$ <u>2,060.00</u>
October 1 st	\$ <u>2,060.00</u>
November 1 st	\$ <u>2,060.00</u>
December 1 st	\$ <u>2,060.00</u>
Total Service Fee	\$ <u>24,720.00</u>

Scope of Landscape Services

Landscape Site Name:*	Park Place CDD - Racetrack Road	Landscape Site Location:	11740 Casa Lago Lane Tampa, FL 33618
Client Business Name:	Meritus District	Client Contact Name:	Brian Howell
Client Contact Telephone:	813-873-7300	Client Contact Email:	brian.howell@merituscorp.com

Description of Services at this Landscape Site (attach diagrams if necessary):

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

I. Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

II. Lawn Care:

A. Mowing and Edging:

Lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety taking into account the season.

Clippings shall not be caught and removed from lawn area unless they are lying in swaths which may damage the lawn.

Edges shall be trimmed to maintain a neat appearance.

B. Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass.

C. Disease control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available at substantial additional cost.

D. Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. **These treatments do not include the prevention of fire ant infestation which is available at added cost.**

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. **These treatments will be provided at additional cost.** Nematode control is available for some sports turf locations and will be quoted separately if required.

E. Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. **These treatments require the re-sodding which will be quoted at additional charge.**

III. Ground Cover Area/ Shrub Areas:

A. Edging:

Edge ground cover as needed to keep within bounds and away from obstacles.

B. Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

C. Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides.

The chosen chemical will be recommended and legally approved for the specific weed problem.

D. Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

E. Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

F. Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

G. Control of imported pests:

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost effective alternatives for pest mitigation. **Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.**

IV. Tree Care:

A. Pruning:

Height limitation for tree pruning covered in the specification is 12 feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage.

B. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

V. Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

VI. Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of **\$45.00** emergency calls will apply.

VII. **Debris Cleanup:**

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc.

**PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT
ADDITIONAL SERVICES**

Scope of Work

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

I. **Shrub Bed Area**

A. **Mulching:**

Mulched beds will be replenished with a 2 inch depth of mulch. In those areas with excessive mulch build up, alternatives will be discussed with the client. Mulched beds will be top dressed with 1 - 2 inches of fresh mulch annually.

II. **Palm Pruning**

A. **Fronde Removal:**

Dead or dying fronds should be removed. It is best to leave healthy fronds when possible. Remove fronds that are less than 45°. When pruning is finished, the palm fronds remaining should droop over enough to reach a horizontal plane.

II. **Annual Color**

A. **Installation:**

Install annual color beds with the specified variety, size, spacing, and frequency. Clean beds and thoroughly prepare soil prior to planting.

B. **Fertilization:**

Apply appropriate fertilizer at a rate and frequency needed to promote plant vigor and flowering.

C. **Weeding:**

Control weeds by chemical means where effective, otherwise remove by hand.

D. **Fungicide:**

Apply recommended, legally-approved fungicides to control disease causing damage to annual color area.

- E. Pesticide:
Apply recommended, legally-approved pesticides to control insects causing damage to annual color area.
- F. Weed Control:
Pre-emerged: This type of control should be used only if a known weed problem warrants its use. The chosen chemical will be recommended and legally approved for the specific weed problem.

The Marq Highland Park Signage Update

We will be processing a two part project for the area in front of our property. Both sides of Fountainhead Dr will have these items added.



Monument Channel Letters with Plaque: 200" x 8.5" single-sided, .080 black aluminum plaque mounted to wall; 1/2" single-sided, .125 plex letters (THE MARQ AT HIGHLAND)

Tenant Monument Plaques: 48" x 8.5" single-sided, .080 painted aluminum with white vinyl copy (mount to monument)



Double-Sided Pole Sign: .080 aluminum center panel with 2" x 2" square aluminum tube pole arms attached top and bottom - one end of arms to have standard ball finial caps, other side to have custom pole brackets painted black all sides.

8 - 10" x 30", .080 aluminum removable tenant panels one standard color with white vinyl copy, screw mounted to both sides of center panel.

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 15, 2017 Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Monday, February 15, 2017 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Monday, February 15, 2017 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Tony Jones	Supervisor
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor
Andrea Jackson	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer
John Wegner	Brightview

There were three audience members/residents in attendance.

2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no supervisor requests or audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

B. District Counsel

C. District Manager Report

D. Speed Data

Mr. Howell stated that District Counsel had nothing to report. Mr. Howell went over the speed data and advised the Board that he had some requests from owners to start up the FHP patrols again. The Board discussed some options and decided to table a decision until next month so Supervisor Jones can speak to residents along Canopy Drive to see if they think the patrols will help and determine if there is indeed still an issue with speeding.

4. BUSINESS ITEMS

A. Discussion on Landscape Enhancement Proposals

- i. Brightview Landscape Proposal - Cotswold & Bournesmouth Jasmine**
- ii. Brightview Landscape Proposal - Cotswold & Bournesmouth Sod**

Mr. Wegner went over the landscape proposals with the Board. The Board reviewed the options for the corner of Cotswold and Bournesmouth, and after some discussion, they decided to go with a ground cover versus sod.

MOTION TO:	Approve the ground cover Cotswold and Bournesmouth proposal for \$4,359.24.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

- iii. Brightview Landscape Proposal - Lake Dagny Entrance Pockets of Color**

Mr. Wegner then reviewed the Lake Dagny upgrade for the gate area.

MOTION TO:	Approve the Lake Dagny upgrade for the gate area for \$2,095.47.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

- iv. Brightview Landscape Proposal - Mandolin - Ribbon Palms**
- v. Brightview Landscape Proposal - Mandolin - Palm Removal**

Mr. Wegner went over the proposal to replace the Washingtonia palms at the entrance to Windsor at Countryway and replace them with Ribbon Palms.

MOTION TO:	Approve \$6,900 for new palms and \$3,600 to remove the existing palms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

- vi. **Brightview Landscape Proposal - Race Track Road - Hedge Line Replacement**
- vii. **Brightview Landscape Proposal - Race Track Road - Hedge Row Fill In**
- viii. **Brightview Landscape Proposal - Race Track Road - Sword Fern**
- ix. **Brightview Landscape Proposal - Race Track Road - New Floratam Sod Installation**

The Board reviewed proposal to add or replace Viburnum for a buffer along the wall on Race Track Road. After much discussion, it was decided for Mr. Wegner to come back with a new plan to use two species of Viburnum in that area, one for a buffer and the other variety for the area not needing a buffer.

The Board also reviewed the proposal to add sod and Sword Fern along Race Track Road. The Board tabled the matter so that Supervisor Jones and Supervisor Jackson can meet Mr. Wegner to paint out turf areas to double check the quantity needed and the light conditions in the area.

- x. **Brightview Landscape Proposal - Highland Park - Front Entrance Landscape Enhancement**

Mr. Wegner then reviewed the proposal to upgrade the calf path entrance. Reclaim is now working, so that area has water now. The Board tabled this bid to see how the existing material bounced back now that water has been restored. They also felt the plan was excessive since there was an upgrade done within last two years.

Mr. Wegner also discussed the project in Mandolin/Windsor in regards to the bench areas where the edging was not done properly and weeding needs to be completed. There was also discussion on upgrading the cul-de-sac islands and the landscapers mowing over trash, as well as the Waterchase medians.

3. VENDOR AND STAFF REPORTS (cont.)

A. District Engineer

Ms. Stewart went over her report that there were six curb inlets that need to be repaired, and she said that she will get pricing for the next meeting. Ms. Stewart advised that she has a meeting lined up with the aquatics provider and landscaper on pond bank maintenance and plantings. She also noted that the sign for Lake Dagny was being fabricated. Ms. Stewart is working on pricing for sign poles, and she stated that pricing is in for all sidewalk replacements. The Board discussed and agreed to stick with their original plan to only do sections that were lifting. Ms. Stewart suggested this work be done with curb inlets to get better pricing, and the Board agreed.

Supervisor Lavina briefly stepped out of the meeting.

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors January 18, 2017

The Board reviewed the minutes. The Board noted that line 84 should be Supervisor Jones instead of Ms. Stewart, and line 88 should be changed to "as needed."

MOTION TO:	Approve January 18, 2017 meeting minutes with changes to lines 84 and 88.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Supervisor Lavina returned to the meeting.

B. Consideration of Operation & Maintenance Expenditures (Admin) February 2017

The Board reviewed the Admin O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) February 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Operation & Maintenance Expenditures (Highland Park) February 2017

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) February 2017
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

Mr. Howell will ask Yellowstone to attend the next meeting.

D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) February 2017

The Board went over the Mandolin/Windsor O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) February 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Mr. Howell will check on invoice for Brightview for enhancement work by benches and on any late fees for the water bill.

E. Review of Financial Statements Month Ending December 31, 2016

The financials were reviewed and accepted. Mr. Howell noted that the District had received 92% of the tax revenue through 12/31 and that District was tracking well budget-wise.

6. SUPERVISOR REQUESTS

The Board would like to upgrade the Christmas decorations and have the vendor attend the April meeting. The Board also discussed making sure to pick up unauthorized signs on CDD property.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were no audience questions and comments on other items.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:30 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Copy of audio tape available on request.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	7776	\$ 6,823.85			Management Services - March
Monthly Contract Sub-Total		\$ 6,823.85			
Variable Contract					
Straley Robin Vericker	14133	\$ 452.19			Professional Services - thru 02/15/17 - General
Variable Contract Sub-Total		\$ 452.19			
Utilities					
Utilities Sub-Total		\$ 0.00			
Regular Services					
Supervisor: Andrea Jackson	AJ021517	\$ 200.00			Supervisor Fee - 02/15/17
Supervisor: Cathy Kinser-Powell	CKP021517	200.00			Supervisor Fee - 02/15/17
Supervisor: Doris Cockerell	DC021517	200.00			Supervisor Fee - 02/15/17
Supervisor: Erica Lavina	EL021517	200.00			Supervisor Fee - 02/15/17
Supervisor: Tony Jones	TJ021517	200.00	\$ 1,000.00		Supervisor Fee - 02/15/17
Regular Services Sub-Total		\$ 1,000.00			
Additional Services					
Kaeser & Blair	70214199	\$ 97.57			Laser Checks - 02/28/17
Additional Services Sub-Total		\$ 97.57			
TOTAL:		\$ 8,373.61			

**Park Place Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE

Invoice Number: 7776
Invoice Date: Mar 1, 2017
Page: 1

Bill To:

Park Place CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		4,333.34
	FS	Financial Services		2,583.34
	Postage	Postage - January		20.92
	DMS	Credit for late fees charged on TECO bills		-113.75
Subtotal				6,823.85
Sales Tax				
Total Invoice Amount				6,823.85
Payment/Credit Applied				
TOTAL				6,823.85

Check/Credit Memo No:

Approved 3/9/2017 by dthomas

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Park Place Community Development
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

February 22, 2017

Client: 001365

Matter: 000001

Invoice #: 14133

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2017

SERVICES

Date	Person	Description of Services	Hours	
1/17/2017	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
1/17/2017	LH	PREPARE LETTER TO C. POWELL RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS LAWS; PREPARE PACKAGE TO C. POWELL INCLUDING MEMOS AND PAMPHLET RE SAME.	0.8	
1/19/2017	LH	REVIEW EMAIL FROM B. HOWELL RE NEW SUPERVISOR APPOINTED TO THE BOARD; PREPARE CORRESPONDENCE AND MEMOS TO A. JACKSON, NEWLY APPOINTED SUPERVISOR, RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND TEXTING; PREPARE PACKAGE TO A. JACKSON RE SAME.	0.7	
2/14/2017	JMV	REVIEW AGENDA PACKET; REVIEW AGENDA PACKET.	0.4	
Total Professional Services			2.3	\$445.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$220.00
LH	Lynn Hoodless	1.5	\$225.00

Approved 3/9/2017 by dthomas

February 22, 2017
Client: 001365
Matter: 000001
Invoice #: 14133

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/19/2017	Postage	\$3.14
2/15/2017	Photocopies (27 @ \$0.15)	\$4.05
	Total Disbursements	<hr/> \$7.19
	Total Services	\$445.00
	Total Disbursements	\$7.19
	Total Current Charges	\$452.19

PAY THIS AMOUNT

\$452.19

Please Include Invoice Number on all Correspondence

PARK PLACE CDD

MEETING DATE: February 15, 2017

DMS Staff Signature B. [Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	\$200
Jones, Tony	✓	Salary Accepted	\$200
Kinser-Powell, Cathy	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200

AJ 021517

Approved 3/9/2017 by dthomas



4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 70214199
DATE: 2/28/17

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003044331

DEALER NUMBER 88178

BILL TO:
PARK PLACE CDD
ATTN: TERESA FARLOW
2005 PAN AM CIRCLE, SUITE 120
ATTN: TERESA FARLOW
TAMPA, FL 33607

SHIP TO:
PARK PLACE CDD
ATTN: TERESA FARLOW
2005 PAN AM CIRCLE #120
ATTN: TERESA FARLOW
TAMPA, FL 33607

YOUR PO NUMBER
PARK PLACE CHECK

DATE SHIPPED
2/22/17

SHIP VIA
GROUND

TERMS
NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	84.0000	84.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL	84.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	13.57
TOTAL DUE	97.57

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center
Chicago, IL 60677-3007

003044331

88178

REMITTANCE

INVOICE NO. 70214199
DATE: 2/28/17

TOTAL DUE: 97.57
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

PARK PLACE CDD
ATTN: TERESA FARLOW
2005 PAN AM CIRCLE, SUITE 120
ATTN: TERESA FARLOW
TAMPA, FL 33607

Approved 3/9/2017 by dthomas

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/Contract Highland Park	Monthly Budget/Contract Mixed Use	Comments/Description
Monthly Contract								
Bella Pool Service	6665	\$ 238.50	\$ 79.50	\$ 318.00				HP - Fountain Maintenance - February
Brightview Landscape	5251363	1,495.50	498.50	1,994.00				HP - Exterior Maintenance - Racetrack Rd - February
Brightview Landscape	5251365	5,328.00	1,776.00	7,104.00				HP - Exterior Maintenance - February
Brightview Landscape	5251365A	265.50	88.50	354.00	\$ 9,452.00			HP - Exterior Maintenance - Calf Path - February
Yellowstone Landscape	151136	1,683.75	561.25	2,245.00				HP - Aquatic Service - March
Monthly Contract Sub-Total				\$12,015.00				
Variable Contract								
Variable Contract Sub-Total				\$0.00				
Utilities								
BOCC	2640510000 022217	\$ 24.09	\$ 8.03	\$ 32.12				HP - Water Service - thru 02/20/17
BOCC	3478300000 022217	124.44	41.48	165.92				HP - Reclaim Water Service - thru 02/20/17
BOCC	3640510000 022217	45.41	15.14	60.55				HP - Water Service - thru 02/20/17
BOCC	4121609190 022217	26.72	8.91	35.62				HP - Reclaim Water Service - thru 02/20/17
BOCC	4478300000 022217	124.78	41.59	166.37	\$ 460.58			HP - Reclaim Water Service - thru 02/20/17
TECO	311000010091 020617	435.37	145.60	580.96				Electric Service - thru 02/06/17
TECO	311000010091 030217	485.56	161.99	647.55	\$ 1,228.51			Electric Service - thru 03/02/17
Utilities Sub-Total				\$1,689.09				
Regular Services								
Regular Services Sub-Total				\$0.00				
Additional Services								
Brightview Landscape Services	5258874	\$ 232.50	\$ 77.50	\$ 310.00				HP - Replace Controller Zone - 02/22/17
Brightview Landscape Services	5262348	11,965.54	3,988.51	15,954.05				HP - Sod & Irrigation Install - 02/28/17
Brightview Landscape Services	5263236	2,043.75	681.25	2,725.00	\$ 18,989.05			HP - Mainline Extension - 02/28/17
Don Harrison Enterprises	2440	183.00	61.00	244.00				HP - Repair Street Light - 02/08/17
Spearem	2448	1,530.00	510.00	2,040.00				HP - Install Fence - 01/04/17
Spearem	2464	375.00	125.00	500.00				HP - Install Message Board - 01/11/17
Spearem	2538	60.00	20.00	80.00				HP - Radar - Download Data - 02/17/17
Spearem	2577	60.00	20.00	80.00				HP - Radar - Charge Battery & Email Data - 03/02/17
Spearem	2589	210.00	70.00	280.00	\$ 2,980.00			HP - Clean Amentities - 03/02/17

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Additional Services Sub-Total				\$22,213.05				

								Total: \$ 35,917.14
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Bella Pool Service LLC
1324 Seven Springs Blvd
Suite #188
Trinity, FL 34655

Invoice

Date	Invoice #
2/17/2017	6665

Bill To
Park Place CDD Highland Park 5680 W, Cypress St. Ste. A Tampa, FL. 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		2/17/2017			
Quantity	Item Code	Description			Price Each	Amount
	Fountain Service	FEBRUARY, 2 VISITS WEEKLY Maintain fountain water and equipment for operation			225.00	225.00
	Pump Basket	Basket at pump to catch debris. Replaced 2/8 in the water feature pump.			18.00	18.00
	Pump Repair	Disassembled Pump Tank on water feature pump to remove clogged impeller. Completed 2/8			75.00	75.00

Approved 3/9/2017 by dthomas

INVOICE

BrightView

Landscape Services

Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 5251363
Invoice Date: 2/10/2017
Cust PO #:

Job Number	Description	Amount
342303106	Park Place - Racetrack Road Exterior Maintenance-Phase I For February	1,994.00
Total invoice amount		1,994.00
Tax amount		
Balance due		1,994.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5251363
Invoice Date: 2/10/2017

Amount Due: \$1,994.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 404083
Atlanta, GA 30384-4083

Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Approved 3/9/2017 by dthomas

BrightView²

Landscape Services

INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 5251365
Invoice Date: 2/10/2017

Job Number	Description	Amount
342300108	Park Place CDD - Highland Park Exterior Maintenance for February 2017 Exterior Maintenance \$6744.00 Fountainhead Park & Urn Maintenance \$195.00 Fountainhead Park - Annulas \$165.00	7,104.00
Total Invoice Amount		7,104.00
Tax amount		
Balance due		7,104.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Amy at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5251365
Invoice Date: 2/10/2017

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Amount Due:	\$7,104.00
-------------	------------

Thank you for allowing us to serve you.

Please reference the invoice # on your check
and make payable to:

BrightView Landscape Services
P.O. Box 404083
Atlanta, GA 30384-4083

Approved 3/9/2017 by dthomas



Landscape Services

INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 5251365A
Invoice Date: 2/10/2017

Job Number	Description	Amount
342300108	Calf Path Exterior Maintenance for February 2017	354.00
Total Invoice Amount		354.00
Tax amount		
Balance due		354.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Amy at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5251365A
Invoice Date: 2/10/2017

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Amount Due: \$354.00

Thank you for allowing us to serve you.

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000151136
Invoice Date: March 1, 2017

Account: 11811
PO Number:

Bill To:

Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.101
Property Name: PP Highland Pk Aq.
Terms: NET 30

Invoice Due Date: March 31, 2017
Invoice Amount: \$2,245.00
Month of Service: March 2017

Description	Current Amount
Aquatic Service	2,245.00
Amendment #1 Increase	

Invoice Total 2,245.00

Approved 3/9/2017 by dthomas



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	02/22/2017	03/15/2017

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	01/20/2017	2719	02/20/2017	2772	5300	ACTUAL	WATER



Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$15.53
Water Base Charge	\$8.48
Water Consumption Charge	\$4.03
Total Service Address Charges	\$32.12

Summary of Account Charges

Previous Balance	\$39.90
Net Payments - Thank You	(\$39.90)
Total Account Charges	\$32.12

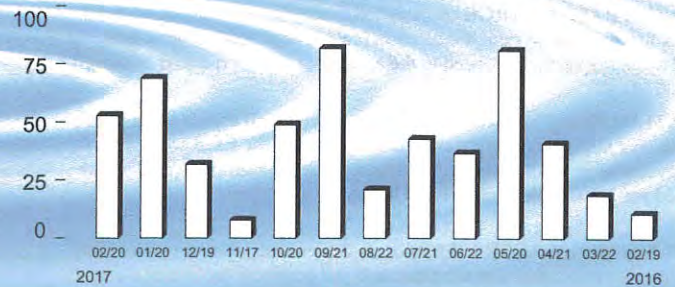
AMOUNT DUE	\$32.12
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Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



Consumption History x 100 Gallons



FEB 27 2017

Approved 3/9/2017 by dthomas



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 2640510000

FEB 27 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526

Internet Payments: <https://iwr.hillsboroughcounty.org>

Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3158391 00 00006589 00006691 I=12



6589 1 AB 0.400 0.4000

PARK PLACE CDD

2005 PAN AM CIR SUITE 120

TAMPA FL 33607-2529

DUE DATE	03/15/2017
AMOUNT DUE	\$32.12
AMOUNT PAID	

0026405100004

00000032128



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	02/22/2017	03/15/2017

Service Address: 14731 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	01/20/2017	292566	02/20/2017	297534	496800	ACTUAL	RECLAIM



Service Address Charges

Reclaimed Water Charge	\$165.92
Total Service Address Charges	\$165.92

Summary of Account Charges

Previous Balance	\$151.51
Net Payments - Thank You	(\$151.51)
Total Account Charges	\$165.92

AMOUNT DUE	\$165.92
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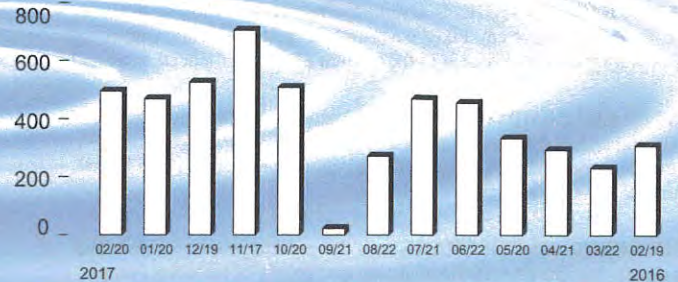
Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



Consumption History x 1000 Gallons

FEB 27 2017



Approved 3/9/2017 by dthomas



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000

FEB 27 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3158391 00 00006592 00006694 I=13



6592 1 AB 0.400 0.4000
PARK PLACE CDD
2005 PAN AM CIR SUITE 120
TAMPA FL 33607-2529

DUE DATE	03/15/2017
AMOUNT DUE	\$165.92
AMOUNT PAID	



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	02/22/2017	03/15/2017

Service Address: 14727 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	01/20/2017	8025	02/20/2017	8035	1000	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$2.93
Water Base Charge	\$14.16
Water Consumption Charge	\$0.69
Sewer Base Charge	\$34.28
Sewer Usage Charge	\$4.41
Total Service Address Charges	\$60.55

Summary of Account Charges

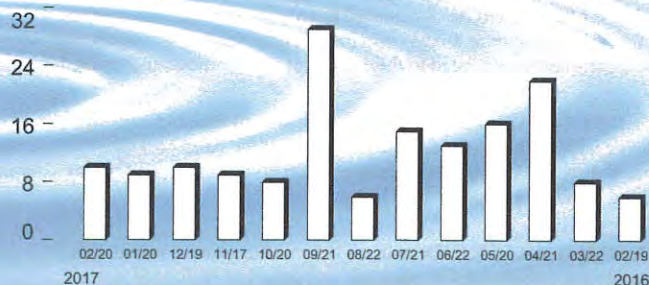
Previous Balance	\$23.60
Net Payments - Thank You	(\$23.60)
Total Account Charges	\$60.55

AMOUNT DUE	\$60.55
-------------------	----------------

Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

Consumption History x 100 Gallons



Approved 3/9/2017 by dthomas



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 3640510000

FEB 27 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3158391 00 00006591 00006693 I=12



6591 1 AB 0.400 0.4000
PARK PLACE CDD
2005 PAN AM CIR SUITE 120
TAMPA FL 33607-2529

DUE DATE	03/15/2017
AMOUNT DUE	\$60.55
AMOUNT PAID	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	02/22/2017	03/15/2017

Service Address: 11592 FOUNTAINHEAD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	01/20/2017	47071	02/20/2017	48802	173100	ACTUAL	RECLAIM



Service Address Charges

Reclaimed Water Charge \$35.62
Total Service Address Charges \$35.62

Summary of Account Charges

Previous Balance \$55.90
 Net Payments - Thank You (\$55.90)
 Total Account Charges \$35.62

AMOUNT DUE	\$35.62
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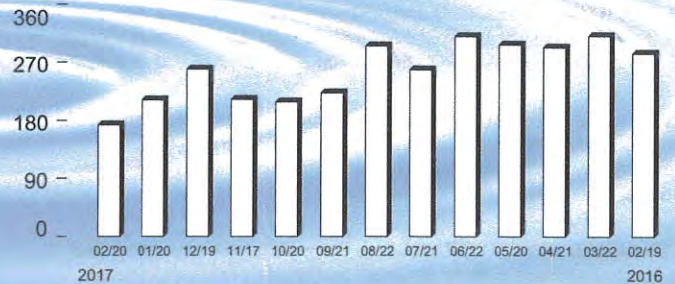
Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



Consumption History x 1000 Gallons

FEB 27 2017



Approved 3/9/2017 by dthomas



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190

FEB 27 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3158391 00 00006590 00006692 I=13

6590 1 AB 0.400 0.4000
 PARK PLACE CDD
 2005 PAN AM CIR SUITE 120
 TAMPA FL 33607-2529

DUE DATE	03/15/2017
AMOUNT DUE	\$35.62
AMOUNT PAID	

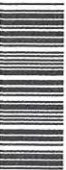


Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	02/22/2017	03/15/2017

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599848	01/20/2017	430631	02/20/2017	438314	768300	ACTUAL	RECLAIM



Service Address Charges

Reclaimed Water Charge \$166.37
Total Service Address Charges \$166.37

Summary of Account Charges

Previous Balance \$141.98
 Net Payments - Thank You (\$141.98)
 Total Account Charges \$166.37

AMOUNT DUE	\$166.37
-------------------	-----------------

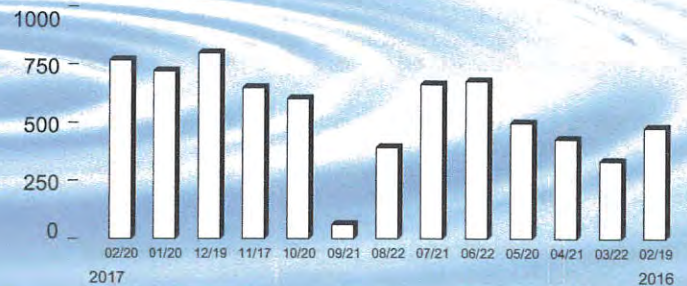
Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



Consumption History x 1000 Gallons

FEB 27 2017



Approved 3/9/2017 by dthomas



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000

FEB 27 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3158391 00 00006588 00006690 I=13

6588 1 AB 0.400 0.4000
 PARK PLACE CDD
 2005 PAN AM CIR SUITE 120
 TAMPA FL 33607-2529

DUE DATE	03/15/2017
AMOUNT DUE	\$166.37
AMOUNT PAID	

0044783000001

00000166371

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Statement Date: 02/06/17
Account: 311000010091

Current month's charges:	\$3,551.13
Total amount due:	\$3,551.13
Current month's charges due:	02/20/17

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 02/20/17	\$3,551.13
Total Amount Due	\$3,551.13

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

Approved 3/9/2017 by dthomas

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Current month's charges:	\$3,551.13
Total amount due:	\$3,551.13
Current month's charges due:	02/20/17

Amount Enclosed

\$

700125000198

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Billed Individual Accounts



ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$73.58
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$772.38
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1750.55
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$285.12
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	-\$897.15
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$366.59
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$211.98
PARK PLACE CDD	211015022836	14729 CANOPY DR ODESSA, FL 33556-0000	\$36.20
PARK PLACE CDD	211015022968	14662 CANOPY DR LIGHT ODESSA, FL 33556-0000	\$75.61
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$72.66
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$93.58
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$75.20
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$64.83

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Account: 211015021994
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1785 kWh @ \$0.03224/kWh	\$57.55
Fixture & Maintenance Charge	17 Fixtures	\$201.79
Lighting Pole / Wire	17 Poles	\$406.64
Lighting Fuel Charge	1785 kWh @ \$0.02916/kWh	\$52.05
Florida Gross Receipt Tax		\$2.81
State Tax		\$51.54
Lighting Charges		\$772.38
Current Month's Electric Charges		\$772.38

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Account: 211015022232
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	308 kWh @ \$0.03224/kWh	\$9.93
Fixture & Maintenance Charge	7 Fixtures	\$96.18
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	308 kWh @ \$0.02916/kWh	\$8.98
Florida Gross Receipt Tax		\$0.48
State Tax		\$18.84
Lighting Charges		\$285.12
Current Month's Electric Charges		\$285.12

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Account: 211015022463
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$123.66
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
State Tax		\$24.22
Lighting Charges		\$366.59
Current Month's Electric Charges		\$366.59

00000036-0000381-Page 11 of 20



Account: 211015022836
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

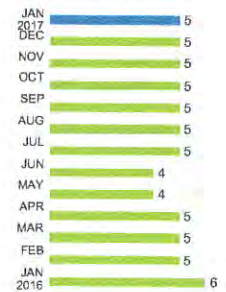
Service for: 14729 CANOPY DR, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	01/25/17	9,959		9,820		139 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						139 kWh @ \$0.06216/kWh		
Fuel Charge						139 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.84		
Electric Service Cost						\$33.53		
State Tax						\$2.67		
Total Electric Cost, Local Fees and Taxes						\$36.20		
Current Month's Electric Charges						\$36.20		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015023099
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	01/25/17	35,309		34,811		498 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						498 kWh @ \$0.06216/kWh		
Fuel Charge						498 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.68		
Electric Service Cost						\$67.30		
State Tax						\$5.36		
Total Electric Cost, Local Fees and Taxes						\$72.66		
Current Month's Electric Charges						\$72.66		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000036-0000363-Page 15 of 20



Account: 211015023339
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

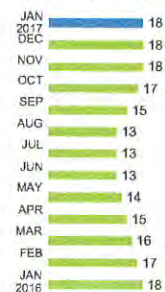
Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	01/25/17	60,686	60,163		523 kWh	1	29 Days
Basic Service Charge					\$19.94		
Energy Charge					523 kWh @ \$0.06216/kWh		
Fuel Charge					523 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax					\$1.74		
Electric Service Cost					\$69.65		
State Tax					\$5.55		
Total Electric Cost, Local Fees and Taxes					\$75.20		
Current Month's Electric Charges					\$75.20		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529



Statement Date: 03/02/17

Account: 311000010091

Past Due – Pay Immediately \$140.00

Current month's charges:	\$3,960.54
Total amount due:	\$4,100.54
Current month's charges due:	03/16/17

Your Account Summary

Previous Amount Due	\$3,551.13
Payment(s) Received Since Last Statement	-\$3,411.13
Past Due Unpaid Balance – Pay Immediately	\$140.00
Current Month's Charges Due By 03/16/17	\$3,960.54
Total Amount Due	\$4,100.54

Building a new home?

Build extra value into each home and give homebuyers extra satisfaction with an ENERGY STAR® Certified Home. Visit

tampaelectric.com/ENERGYSTAR to learn more.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** and select *Pay Your Bill*.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Past Due – Pay Immediately \$140.00

Current month's charges:	\$3,960.54
Total amount due:	\$4,100.54
Current month's charges due:	03/16/17

Amount Enclosed \$

701625000040

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

7016250000403110000100910000004100544

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$62.10
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$772.38
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1750.55
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$285.12
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$104.40
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$366.59
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$212.30
PARK PLACE CDD	211015022836	14729 CANOPY DR ODESSA, FL 33556-0000	\$35.79
PARK PLACE CDD	211015022968	14662 CANOPY DR LIGHT ODESSA, FL 33556-0000	\$73.88
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$73.37
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$91.55
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$73.17
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$59.34

Account: 211007038386
Statement Date: 03/02/17

Details of Charges – Service from 01/24/17 to 02/21/17

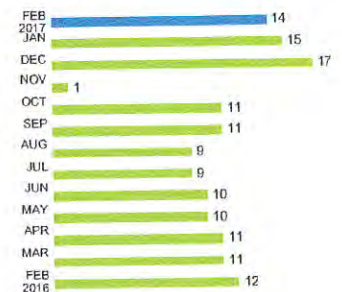
Service for: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H36020	02/21/17	20,778		20,384		394 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						394 kWh @ \$0.06216/kWh		
Fuel Charge						\$24.49		
Florida Gross Receipt Tax						394 kWh @ \$0.02956/kWh		
						\$11.65		
						\$1.44		
Electric Service Cost						\$57.52		
State Tax						\$4.58		
Total Electric Cost, Local Fees and Taxes						\$62.10		
Current Month's Electric Charges						\$62.10		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015021994
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1785 kWh @ \$0.03224/kWh	\$57.55
Fixture & Maintenance Charge	17 Fixtures	\$201.79
Lighting Pole / Wire	17 Poles	\$406.64
Lighting Fuel Charge	1785 kWh @ \$0.02916/kWh	\$52.05
Florida Gross Receipt Tax		\$2.81
State Tax		\$51.54

Lighting Charges

\$772.38

Current Month's Electric Charges

\$772.38

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Billing information continues on next page

Account: 211015022109
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1892 kWh @ \$0.03224/kWh	\$61.00
Fixture & Maintenance Charge	43 Fixtures	\$590.82
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1892 kWh @ \$0.02916/kWh	\$55.17
Florida Gross Receipt Tax		\$2.98
State Tax		\$115.59
Lighting Charges		\$1,750.55
Current Month's Electric Charges		\$1,750.55

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Billing information continues on next page



Account: 211015022232
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	308 kWh @ \$0.03224/kWh	\$9.93
Fixture & Maintenance Charge	7 Fixtures	\$96.18
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	308 kWh @ \$0.02916/kWh	\$8.98
Florida Gross Receipt Tax		\$0.48
State Tax		\$18.84
Lighting Charges		\$285.12
Current Month's Electric Charges		\$285.12

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Billing information continues on next page

Account: 211015022349
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 3, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	264 kWh @ \$0.03224/kWh	\$8.51	
Fixture & Maintenance Charge	6 Fixtures	\$82.44	
Lighting Pole / Wire	6 Poles	\$129.18	
Lighting Fuel Charge	264 kWh @ \$0.02916/kWh	\$7.70	
Florida Gross Receipt Tax		\$0.42	
State Tax		\$16.15	
Lighting Charges			\$244.40
Other Fees and Charges			
Deposit Released		-\$70.00	
Total Other Fees and Charges			-\$140.00
Current Month's Electric Charges			\$104.40

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Billing information continues on next page



Account: 211015022463
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$123.66
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
State Tax		\$24.22
Lighting Charges		\$366.59

Current Month's Electric Charges

\$366.59

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Billing information continues on next page

Account: 211015022745
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	02/23/17	78,250		76,377		1,873 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						1,873 kWh @ \$0.06216/kWh	\$116.43	
Fuel Charge						1,873 kWh @ \$0.02956/kWh	\$55.37	
Florida Gross Receipt Tax							\$4.92	
Electric Service Cost							\$196.66	
State Tax							\$15.64	
Total Electric Cost, Local Fees and Taxes							\$212.30	
Current Month's Electric Charges							\$212.30	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211015022836
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

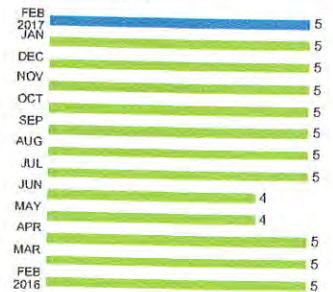
Service for: 14729 CANOPY DR, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	02/23/17	10,094		9,959		135 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						135 kWh @ \$0.06216/kWh		
Fuel Charge						135 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.83		
Electric Service Cost						\$33.15		
State Tax						\$2.64		
Total Electric Cost, Local Fees and Taxes						\$35.79		
Current Month's Electric Charges						\$35.79		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015022968
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14662 CANOPY DR LIGHT, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	02/23/17	31,393		30,883		510 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						510 kWh @ \$0.06216/kWh		
Fuel Charge						510 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.71		
Electric Service Cost						\$68.43		
State Tax						\$5.45		
Total Electric Cost, Local Fees and Taxes						\$73.88		
Current Month's Electric Charges						\$73.88		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015023099
Statement Date: 03/02/17

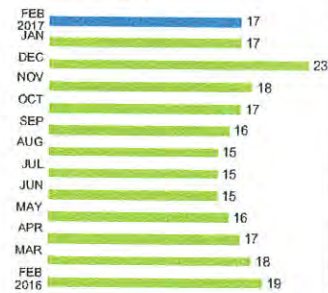
Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	02/23/17	35,814		35,309		505 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						505 kWh @ \$0.06216/kWh		
Fuel Charge						505 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.70		
Electric Service Cost						\$67.96		
State Tax						\$5.41		
Total Electric Cost, Local Fees and Taxes						\$73.37		
Current Month's Electric Charges						\$73.37		

Tampa Electric Usage History
Kilowatt-Hours Per Day (Average)



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Billing information continues on next page

Account: 211015023214
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49906	02/23/17	46,404		45,720		684 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						684 kWh @ \$0.06216/kWh	\$42.52	
Fuel Charge						684 kWh @ \$0.02956/kWh	\$20.22	
Florida Gross Receipt Tax							\$2.12	
Electric Service Cost							\$84.80	
State Tax							\$6.75	
Total Electric Cost, Local Fees and Taxes							\$91.55	
Current Month's Electric Charges							\$91.55	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211015023339
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

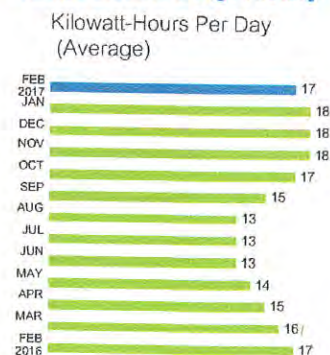
Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	02/23/17	61,189		60,686		503 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						503 kWh @ \$0.06216/kWh		
Fuel Charge						503 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.69		
Electric Service Cost						\$67.77		
State Tax						\$5.40		
Total Electric Cost, Local Fees and Taxes						\$73.17		
Current Month's Electric Charges						\$73.17		

Tampa Electric Usage History



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Billing information continues on next page

Account: 211015023446
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

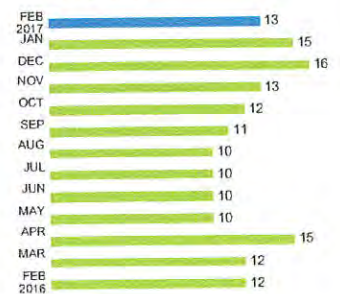
Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A36635	02/23/17	43,641		43,274		367 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						367 kWh @ \$0.06216/kWh		
Fuel Charge						367 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.37		
Electric Service Cost						\$54.97		
State Tax						\$4.37		
Total Electric Cost, Local Fees and Taxes						\$59.34		
Current Month's Electric Charges						\$59.34		
Total Current Month's Charges						\$3,960.54		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Fuel sources We Use to Serve You

For the 12-month period ending December 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil* 48%
-Coal 38%
-Purchased Power 14%
*Oil makes up less than 1%.



Landscape Services

INVOICE

Sold To: 10689180
Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 5258874
Invoice Date: 2/22/2017
Sales Order: 12033754
Cust PO #:

Calf Path - Replaced Controller

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Replaced 1 Controller (4) Zone (Rainbird) Installed 1 additional module	310.00
Total Invoice Amount		310.00
Taxable Amount		
Tax Amount		
Balance Due		310.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 5258874
Invoice Date: 2/22/2017

Amount Due: \$ 310.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 404083
Atlanta, GA 30384-4083

Brightview 3

Controller Type:

Location:

Job Number: 0108

12033754

Clock Information:

Start Time:

Job Name: celf Rm

Date: 022117

109

Run Day(s):

M

Tu

W

Th

F

Sa

Su

Irrigation Tech: DelaRiz

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical / Mainline Labor		\$ 55.00	hr	
	Pump / Backflow / OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise and Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe Fittings	6"	\$ 50.00	ea	
	Add Rotor w/ Pipe and Fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and Fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round/Reclaim	6"	\$ 30.00/\$40.00	ea	
	Valve Box Rectangular/Reclaim	12"	\$ 60.00/\$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair Per Valve. To include time and materials to track electrical issue and repair.	Various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time and Material	2"	T&M	ea	
	Mainline Repair Time and Material	2 1/2"	T&M	ea	
	Mainline Repair Time and Material	3"	T&M	ea	
	Mainline Repair Time and Material	4"	T&M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/2sta)		\$175.00 / \$225.00	ea	
1	Clock (4) Zone (Rainbird)		\$ 250.00	ea	250.00
1	Each Additional Module		\$ 60.00	ea	60.00
	Install / Add Netafirm		\$ 1.50	ft	
	Netafirm Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY / Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	

Miscellaneous and Notes
* Replaced controllers authorized

completed &

DeLaRiz

Total: 310.00

VCLM Representative

Client Approval

INVOICE

BrightView

Landscape Services

Sold To: 10689180
Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 5262348
Invoice Date: 2/28/2017
Sales Order: 6321585
Cust PO #:

Project Name: New Floratam Sod and Irrigation Installed
Project Description: Landscape Enhancement

Job Number	Description	Amount
342303106	Park Place - Racetrack Road Irrigation Retro Fit Included Items Listed Below. Provided irrigation from Lake Dagny towards Calf Path on the outside of fence along Race Track Road. 3" Schedule 40 Main Line (1100 LF) 2 Wire Conductor (1100 LF). 2" Domestic Water Valves (4) Valve Boxes (4) 6" Pop Up Spray Heads (95) 6" Rotor Heads (55)	15,954.05
Total Invoice Amount		15,954.05
Taxable Amount		
Tax Amount		
Balance Due		15,954.05

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 5262348
Invoice Date: 2/28/2017

Amount Due: \$ 15,954.05

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 404083
Atlanta, GA 30384-4083

Proposal for Extra Work at Park Place - Racetrack Road

Property Name	Park Place - Racetrack Road ✓	Contact	Brian Howell
Property Address	11740 Casa Lago Ln Tampa, FL 33618	To	Park Place CDD-Highland Park
		Billing Address	2005 Pan Am Cir Ste 120 Tampa, FL 33607

Project Name New Floratam Sod and Irrigation Installation

Project Description Landscape Enhancement

Scope of Work

provide irrigation from Lake Dagney towards Calf Path on the outside of fence along
Race Track Road

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Irrigation Retro Fit to Include Items Listed Below	\$15,954.05	\$15,954.05
1,100.00	LINEAR FEET	3" Schedule 40 Main Line	\$0.00	\$0.00
1,100.00	LINEAR FEET	2 Wire Conductor	\$0.00	\$0.00
4.00	EACH	2" Domestic Water Valves	\$0.00	\$0.00
4.00	EACH	Valve Boxes	\$0.00	\$0.00
95.00	EACH	6" Pop Up Spray Heads	\$0.00	\$0.00
55.00	EACH	6" Rotor Heads	\$0.00	\$0.00

Done

For Internal use only

SO#	6321585
JOB#	342303108
Service Line	130

Total Price \$15,954.05

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services
7001 Benjamin Rd, Tampa, FL 33634 ph: (813) 243-5399 fax: (813) 243-5414

BrightView

Landscape Services

INVOICE

Sold To: 10689180
Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 5263236
Invoice Date: 2/28/2017
Sales Order: 12033097
Cust PO #:

CalfPath / Mainline Extension

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park General Repair Labor: 40 Hrs Installed 1,120 ft of 1 1/2" of Schedule 40 pipe Installed 1 valve box rectange Installed 1 1/2" ball valve	2,725.00
Total Invoice Amount		2,725.00
Taxable Amount		
Tax Amount		
Balance Due		2,725.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

*Please detach stub and remit with your payment***Payment Stub**

Customer Account #: 10689180
Invoice #: 5263236
Invoice Date: 2/28/2017

Amount Due: \$ 2,725.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD-Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 404083
Atlanta, GA 30384-4083

now forward. Dear make it happen according to COO Board



ValleyCrest
Landscape Maintenance

Controller Type: Location: Job Number: No: 12033097

Clock Information: Start time: Job Name: CalPFLN Date: 082619

Run Day(s) M Tu W Th F Sa Su Irrigation Tech: Deliber (mainline ex)

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
40	General Repair Labor		\$ 45.00	hr	1800.00
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/ Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Romy Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$50.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 430.00	ea	

complete

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Clock)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1mu/2mu)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netfarm		\$ 1.50	#	
	Netfarm Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	
1725	2" SCH 40			ea	840.00
Miscellaneous and Notes					
1	2" Bell Valve			ea	18.00

* Pending being able to use un-metered whip on RTR

* with permission of cavity to repair into.

Total: 2730.00

2725.00

Deliber

VCLM Representative

Client Approval

[illegible]

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO
 Park Place CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE # 2448
DATE 01/04/2017
DUE DATE 02/03/2017
TERMS Net 30

HP

ACTIVITY	QTY	RATE	AMOUNT
Labor Install approx. 60 ft, 6ft aluminum, black picket fence to secure the end of The Lake Dagny Wall to the boardwalk to discourage "cutting thru".	1	640.00	640.00
Material Approx. 60 ft of 6 ft aluminum, black picket fence, corner poles, line poles and hardware. Please note that once approved it takes 2 weeks for delivery of material. Will be installed immediatley after recieving material.	1	1,400.00	1,400.00

BALANCE DUE

\$2,040.00

4603 m

Approved 3/9/2017 by dthomas

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO
 Park Place CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE # 2464
DATE 01/11/2017
DUE DATE 02/10/2017
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
<i>HP</i> Labor Order, nstall 36 x 30 Aluminum Framed Enclosed Message Board. Price includes Installation.	1	500.00	500.00

BALANCE DUE

\$500.00

Approved 3/9/2017 by dthomas

Spearem Enterprises, LLC

8348 Little Rd. Ste. 201
New Port Richey 34654
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

Park Place CDD
Meritus
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

INVOICE # 2538**DATE** 02/17/2017**DUE DATE** 03/19/2017**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park: Download Radar Data for 2-1-2017 thru 2-15-2017. Email report.	1	80.00	80.00

BALANCE DUE**\$80.00**

Approved 3/9/2017 by dthomas

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Park Place CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE # 2577

DATE 03/02/2017

DUE DATE 04/01/2017

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park: Charge Radar Battery, Email Radar Data Report for 2-16-2017 thru 2-28-2017.	1	80.00	80.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$80.00

Approved 3/9/2017 by dthomas

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Park Place CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE # 2589

DATE 03/02/2017

DUE DATE 03/17/2017

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 2-3-2017: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap, toilet paper and infant changing pads.	1	60.00	60.00
Labor 2-13-2017: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap, toilet paper and infant changing pads.	1	60.00	60.00
Labor 2-20-2017 Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap, toilet paper and infant changing pads.	1	60.00	60.00
Labor 2-27-2017: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap, toilet paper and infant changing pads.	1	60.00	60.00
		0.00	0.00
Material Hand Soap, Toilet Paper, Trash Can liners	1	10.00	10.00
Material "Koala" Infant Changing Pads	1	30.00	30.00

BALANCE DUE

\$280.00

Approved 3/9/2017 by dthomas

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
BrightView	5251364	6,175.00			WM - Exterior Maintenance - February
Yellowstone Landscape	151137	1,000.00			WM - Aquatic Service - March
Monthly Contract Sub-Total		\$ 7,175.00			
Variable Contract					
Variable Contract Sub-Total		\$ 0.00			
Utilities					
BOCC	1923999022 021317	\$ 87.11			WM - Water Service - thru 02/09/17
TECO	311000010091 020617	2,970.52			Electric Service - thru 02/06/17
TECO	311000010091 030217	3,312.99	\$ 6,283.51	\$ 3,125.00	Electric Service - thru 03/02/17
Utilities Sub-Total		\$ 6,370.62			
Regular Services					
Regular Services Sub-Total		\$ 0.00			
Additional Services					
BrightView	5263565	3,600.00			WM - Remove & Flush Cut Palms - 02/28/17
Don Harrison Enterprises	2441	287.53			WM - Checked Lights - 02/08/17
Yellowstone Landscape	144141	6,000.00			WM - Grass Carp Install - 12/31/16
Additional Services Sub-Total		\$ 9,887.53			
TOTAL:		\$ 23,433.15			

**Park Place Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

BrightView

Customer #: 10689139
Invoice #: 5251364
Invoice Date: 2/10/2017
Cust PO #:

If you have any questions regarding this invoice, please call 813-243-5399



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000151137
Invoice Date: March 1, 2017

Account: 11811
PO Number:

Bill To:
Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.102
Property Name: PP Mandolin Estates Aq
Terms: NET 30

Invoice Due Date: March 31, 2017
Invoice Amount: \$1,000.00
Month of Service: March 2017

Description	Current Amount
Aquatic Service	1,000.00

Invoice Total 1,000.00

Should you have any questions or inquiries please call (386) 437-6211.



Hillsborough
County Florida

Summary of Account Charges

Previous Balance	\$175.37
Net Payments - Thank You	(\$175.37)
Total Account Charges	\$87.11

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	02/13/2017	03/06/2017

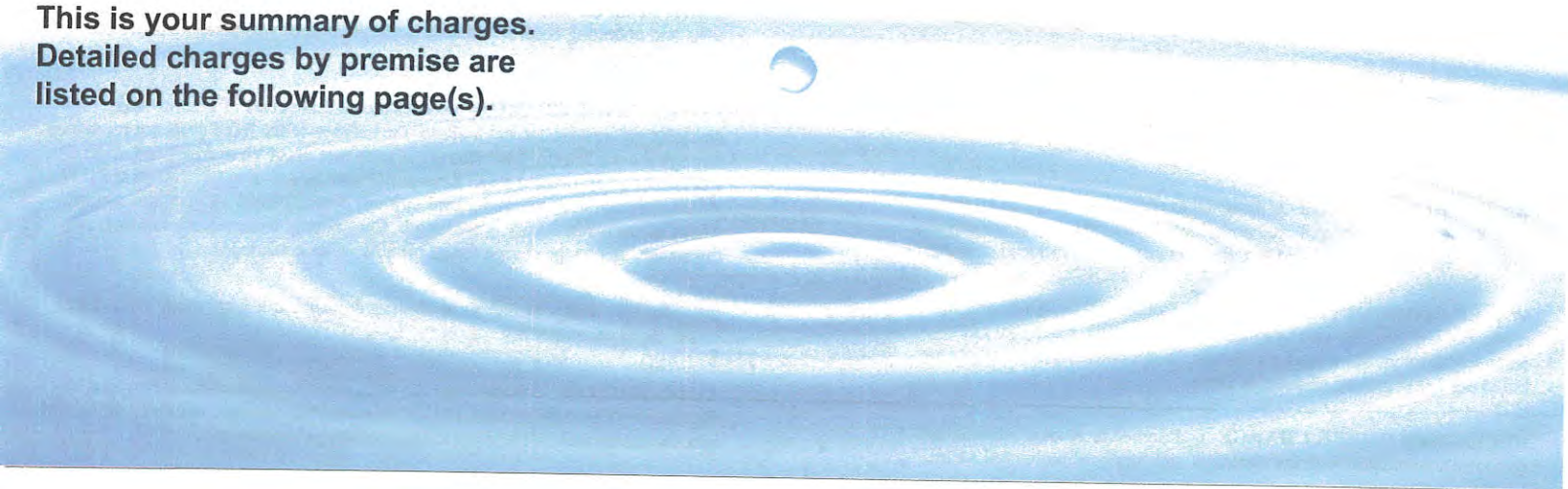
AMOUNT DUE	\$87.11
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Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



This is your summary of charges.
Detailed charges by premise are
listed on the following page(s).



Approved 3/9/2017 by dthomas



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022

FEB 21 2017

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



20Z 3155098 00 00000005 00000009 I=13



5 2 SP 0.670 0.6700
PARK PLACE CDD
2005 PAN AM CIR SUITE 120
TAMPA FL 33607-2529

DUE DATE	03/06/2017
AMOUNT DUE	\$87.11
AMOUNT PAID	

0019239990229

00000087114

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Statement Date: 02/06/17
Account: 311000010091

Current month's charges:	\$3,551.13
Total amount due:	\$3,551.13
Current month's charges due:	02/20/17

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 02/20/17	\$3,551.13
Total Amount Due	\$3,551.13

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

Approved 3/9/2017 by dthomas

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Current month's charges:	\$3,551.13
Total amount due:	\$3,551.13
Current month's charges due:	02/20/17

Amount Enclosed

\$

700125000198

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Billed Individual Accounts



ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$73.58
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$772.38
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1750.55
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$285.12
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	-\$897.15
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$366.59
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$211.98
PARK PLACE CDD	211015022836	14729 CANOPY DR ODESSA, FL 33556-0000	\$36.20
PARK PLACE CDD	211015022968	14662 CANOPY DR LIGHT ODESSA, FL 33556-0000	\$75.61
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$72.66
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$93.58
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$75.20
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$64.83

00000035-0000378-Page 5 of 20



Account: 211015021994
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1785 kWh @ \$0.03224/kWh	\$57.55
Fixture & Maintenance Charge	17 Fixtures	\$201.79
Lighting Pole / Wire	17 Poles	\$406.64
Lighting Fuel Charge	1785 kWh @ \$0.02916/kWh	\$52.05
Florida Gross Receipt Tax		\$2.81
State Tax		\$51.54
Lighting Charges		\$772.38
Current Month's Electric Charges		\$772.38

00000036-0000379-Page 7 of 20



Account: 211015022232
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	308 kWh @ \$0.03224/kWh	\$9.93
Fixture & Maintenance Charge	7 Fixtures	\$96.18
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	308 kWh @ \$0.02916/kWh	\$8.98
Florida Gross Receipt Tax		\$0.48
State Tax		\$18.84
Lighting Charges		\$285.12
Current Month's Electric Charges		\$285.12

00000036-00000380-Page 9 of 20



Account: 211015022463
Statement Date: 02/01/17

Details of Charges – Service from 12/22/16 to 01/20/17

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$123.66
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
State Tax		\$24.22
Lighting Charges		\$366.59
Current Month's Electric Charges		\$366.59

00000036-0000381-Page 11 of 20



Account: 211015022836
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

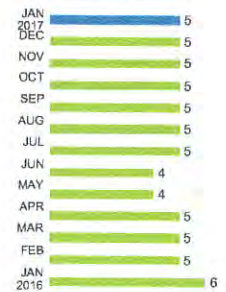
Service for: 14729 CANOPY DR, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	01/25/17	9,959		9,820		139 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						139 kWh @ \$0.06216/kWh		
Fuel Charge						139 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.84		
Electric Service Cost						\$33.53		
State Tax						\$2.67		
Total Electric Cost, Local Fees and Taxes						\$36.20		
Current Month's Electric Charges						\$36.20		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000036-0000382-Page 13 of 20



Account: 211015023099
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

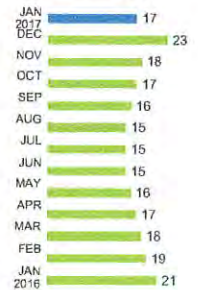
Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	01/25/17	35,309		34,811		498 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						498 kWh @ \$0.06216/kWh	\$30.96	
Fuel Charge						498 kWh @ \$0.02956/kWh	\$14.72	
Florida Gross Receipt Tax							\$1.68	
Electric Service Cost							\$67.30	
State Tax							\$5.36	
Total Electric Cost, Local Fees and Taxes							\$72.66	
Current Month's Electric Charges							\$72.66	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000036-0000363-Page 15 of 20



Account: 211015023339
Statement Date: 02/01/17

Details of Charges – Service from 12/28/16 to 01/25/17

Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

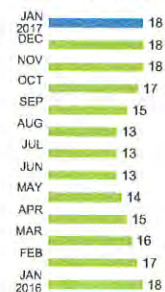
Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	01/25/17	60,686		60,163		523 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						523 kWh @ \$0.06216/kWh		
Fuel Charge						523 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.74		
Electric Service Cost						\$69.65		
State Tax						\$5.55		
Total Electric Cost, Local Fees and Taxes						\$75.20		
Current Month's Electric Charges						\$75.20		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000036-0000384-Page 17 of 20

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529



Statement Date: 03/02/17

Account: 311000010091

Past Due – Pay Immediately \$140.00

Current month's charges:	\$3,960.54
Total amount due:	\$4,100.54
Current month's charges due:	03/16/17

Your Account Summary

Previous Amount Due	\$3,551.13
Payment(s) Received Since Last Statement	-\$3,411.13
Past Due Unpaid Balance – Pay Immediately	\$140.00
Current Month's Charges Due By 03/16/17	\$3,960.54
Total Amount Due	\$4,100.54

Building a new home?

Build extra value into each home and give homebuyers extra satisfaction with an ENERGY STAR® Certified Home. Visit

tampaelectric.com/ENERGYSTAR to learn more.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** and select *Pay Your Bill*.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Past Due – Pay Immediately \$140.00

Current month's charges:	\$3,960.54
Total amount due:	\$4,100.54
Current month's charges due:	03/16/17

Amount Enclosed \$

701625000040

PARK PLACE CDD
C/O DISTRICT MANAGEMENT SVC
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

7016250000403110000100910000004100544

Billed Individual Accounts



00000040-0000432- Page 5 of 20

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$62.10
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$772.38
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1750.55
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$285.12
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$104.40
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$366.59
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$212.30
PARK PLACE CDD	211015022836	14729 CANOPY DR ODESSA, FL 33556-0000	\$35.79
PARK PLACE CDD	211015022968	14662 CANOPY DR LIGHT ODESSA, FL 33556-0000	\$73.88
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$73.37
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$91.55
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$73.17
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$59.34

Account: 211007038386
Statement Date: 03/02/17

Details of Charges – Service from 01/24/17 to 02/21/17

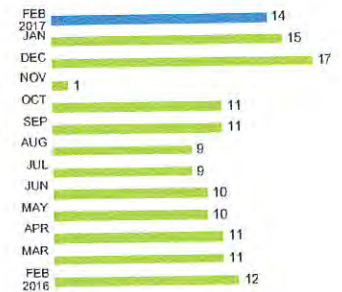
Service for: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H36020	02/21/17	20,778		20,384		394 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						394 kWh @ \$0.06216/kWh		
Fuel Charge						\$24.49		
Florida Gross Receipt Tax						394 kWh @ \$0.02956/kWh		
						\$11.65		
						\$1.44		
Electric Service Cost						\$57.52		
State Tax						\$4.58		
Total Electric Cost, Local Fees and Taxes						\$62.10		
Current Month's Electric Charges						\$62.10		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015021994
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1785 kWh @ \$0.03224/kWh	\$57.55
Fixture & Maintenance Charge	17 Fixtures	\$201.79
Lighting Pole / Wire	17 Poles	\$406.64
Lighting Fuel Charge	1785 kWh @ \$0.02916/kWh	\$52.05
Florida Gross Receipt Tax		\$2.81
State Tax		\$51.54

Lighting Charges

\$772.38

Current Month's Electric Charges

\$772.38

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Billing information continues on next page

Account: 211015022109
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1892 kWh @ \$0.03224/kWh	\$61.00
Fixture & Maintenance Charge	43 Fixtures	\$590.82
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1892 kWh @ \$0.02916/kWh	\$55.17
Florida Gross Receipt Tax		\$2.98
State Tax		\$115.59
Lighting Charges		\$1,750.55
Current Month's Electric Charges		\$1,750.55

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Account: 211015022232
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	308 kWh @ \$0.03224/kWh	\$9.93
Fixture & Maintenance Charge	7 Fixtures	\$96.18
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	308 kWh @ \$0.02916/kWh	\$8.98
Florida Gross Receipt Tax		\$0.48
State Tax		\$18.84
Lighting Charges		\$285.12
Current Month's Electric Charges		\$285.12

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Billing information continues on next page

Account: 211015022349
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 3, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	264 kWh @ \$0.03224/kWh	\$8.51	
Fixture & Maintenance Charge	6 Fixtures	\$82.44	
Lighting Pole / Wire	6 Poles	\$129.18	
Lighting Fuel Charge	264 kWh @ \$0.02916/kWh	\$7.70	
Florida Gross Receipt Tax		\$0.42	
State Tax		\$16.15	
Lighting Charges			\$244.40
Other Fees and Charges			
Deposit Released		-\$70.00	
Total Other Fees and Charges			-\$140.00
Current Month's Electric Charges			\$104.40

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Billing information continues on next page



Account: 211015022463
Statement Date: 03/02/17

Details of Charges – Service from 01/21/17 to 02/20/17

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$123.66
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
State Tax		\$24.22
Lighting Charges		\$366.59

Current Month's Electric Charges **\$366.59**

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Billing information continues on next page

Account: 211015022745
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

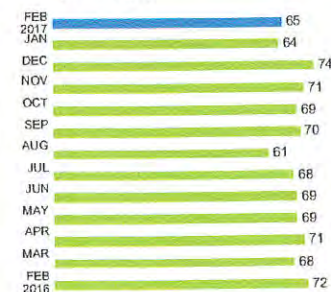
Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	02/23/17	78,250		76,377		1,873 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						1,873 kWh @ \$0.06216/kWh	\$116.43	
Fuel Charge						1,873 kWh @ \$0.02956/kWh	\$55.37	
Florida Gross Receipt Tax							\$4.92	
Electric Service Cost							\$196.66	
State Tax							\$15.64	
Total Electric Cost, Local Fees and Taxes							\$212.30	
Current Month's Electric Charges							\$212.30	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211015022836
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

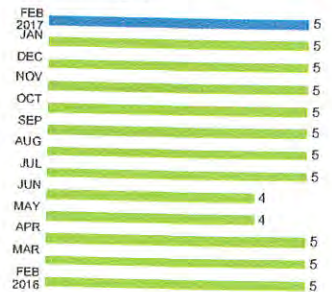
Service for: 14729 CANOPY DR, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	02/23/17	10,094		9,959		135 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						135 kWh @ \$0.06216/kWh		
Fuel Charge						135 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.83		
Electric Service Cost						\$33.15		
State Tax						\$2.64		
Total Electric Cost, Local Fees and Taxes						\$35.79		
Current Month's Electric Charges						\$35.79		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000040-0000436- Page 13 of 20

Billing information continues on next page

Account: 211015022968
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

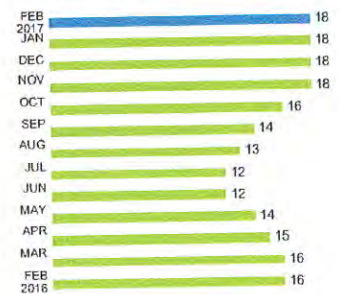
Service for: 14662 CANOPY DR LIGHT, ODESSA, FL 33556-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	02/23/17	31,393		30,883		510 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						510 kWh @ \$0.06216/kWh		
Fuel Charge						510 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.71		
Electric Service Cost						\$68.43		
State Tax						\$5.45		
Total Electric Cost, Local Fees and Taxes						\$73.88		
Current Month's Electric Charges						\$73.88		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015023099
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

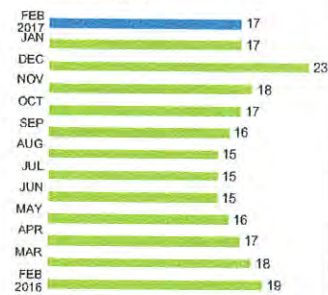
Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	02/23/17	35,814		35,309		505 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						505 kWh @ \$0.06216/kWh		
Fuel Charge						505 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.70		
Electric Service Cost						\$67.96		
State Tax						\$5.41		
Total Electric Cost, Local Fees and Taxes						\$73.37		
Current Month's Electric Charges						\$73.37		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Billing information continues on next page

Account: 211015023214
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period	
G49906	02/23/17	46,404		45,720		684 kWh	1	29 Days	
Basic Service Charge						\$19.94			
Energy Charge						684 kWh @ \$0.06216/kWh	\$42.52		
Fuel Charge						684 kWh @ \$0.02956/kWh	\$20.22		
Florida Gross Receipt Tax						\$2.12			
Electric Service Cost						\$84.80			
State Tax						\$6.75			
Total Electric Cost, Local Fees and Taxes						\$91.55			
Current Month's Electric Charges						\$91.55			

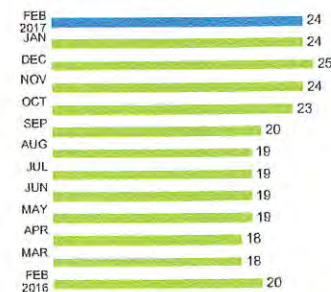
Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

Month	Usage (kWh/day)
FEB 2017	~18
JAN	~18
DEC	~18
NOV	~18
OCT	~18
SEP	~18
AUG	~18

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211015023339
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

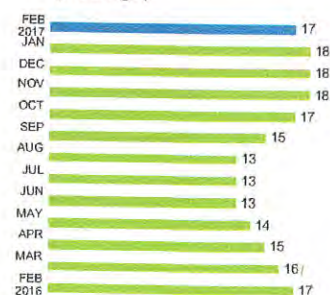
Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	02/23/17	61,189		60,686		503 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						503 kWh @ \$0.06216/kWh		
Fuel Charge						503 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.69		
Electric Service Cost						\$67.77		
State Tax						\$5.40		
Total Electric Cost, Local Fees and Taxes						\$73.17		
Current Month's Electric Charges						\$73.17		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Billing information continues on next page

Account: 211015023446
Statement Date: 03/02/17

Details of Charges – Service from 01/26/17 to 02/23/17

Service for: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

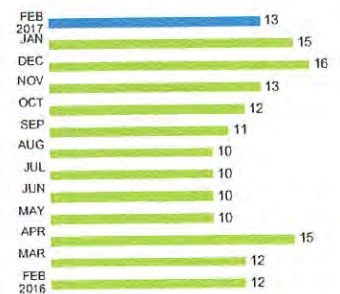
Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A36635	02/23/17	43,641		43,274		367 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						367 kWh @ \$0.06216/kWh		
Fuel Charge						367 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.37		
Electric Service Cost						\$54.97		
State Tax						\$4.37		
Total Electric Cost, Local Fees and Taxes						\$59.34		
Current Month's Electric Charges						\$59.34		
Total Current Month's Charges						\$3,960.54		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Fuel sources We Use to Serve You

For the 12-month period ending December 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil* 48%
-Coal 38%
-Purchased Power 14%
*Oil makes up less than 1%.

BrightView

Landscape Services

INVOICE

Sold To: 10689139
Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689139
Invoice #: 5263565
Invoice Date: 2/28/2017
Sales Order: 6348974
Cust PO #:

Removed and Flush cut Palms. Work completed 2/28/17/

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Existing Washingtonia Palms removed and Flush Cut Removed and disposed of (6) large Washingtonia palms around sign, 3 tree's currently behind sign flush cut (Due to being located within a planter to alleviate chance of damaging wall during removal). Maintenance Crew installed Pine Bark mulch over stumps. 3 tree's on North corner of sign will be cut down and stumps will be totally removed to allow for planting of new palms as defined on AEW #6348988, to be completed by Maintenance Crew.	3,600.00
Total Invoice Amount		3,600.00
Taxable Amount		
Tax Amount		
Balance Due		3,600.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689139
Invoice #: 5263565
Invoice Date: 2/28/2017

Amount Due: \$ 3,600.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 404083
Atlanta, GA 30384-4083

Approved 3/9/2017 by dthomas

1 October 2017

15 April 1997

Prepared for: Chris Woods at
Public Access Civil Liberties:

Property Name	Park Place CDD Mandolin	Contact	Brian Howell
Property Address	11740 Gaso Lago Ln Tampa, FL 33618	to Billing Address	Park Place CDD Mandolin 5600 W. Cypress St., Suite A Tampa, FL 33607

Project Name: Property Entrance Signage Area

Project Description	Landscape Enhancement
---------------------	-----------------------

Scope of Work

Provide tree care enhancement in area as indicated on attached aerial photo by removing and disposing of (3) large Washingtonia palms around sign. 3 trees currently behind sign will be flush cut (Due to being located within a planter to alleviate chance of damaging wall during removal) and install Pine Bark mulch over stumps. 3 trees on North corner of sign will be cut down and stumps left for easier removal (Price included on AEW # 0348980). The above mentioned includes the installation of the following.

QTY	UoM/Size	Materials/Description
0.00	EACH	Existing Washingtonia Palms Removed and Flush Cut

For internal use only

SO#	6340974
JOB#	342903107
Service Lino	130

Total Price **\$3,600,00**

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscaping Services
7001 Benjamin Rd, Tampa, FL 33634 ph (813) 243-5398 fax (813) 243-5414

31

[illegible]



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000144141
Invoice Date: December 31, 2016

Account: 11811
PO Number:

Bill To:
Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A

Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141056.202.00004
Project Name: Galt Lake Carp Stocking
PP Mandolin Estates Aq CA

Invoice Due Date: January 30, 2017
Invoice Amount: \$6,000.00

Description	Quantity	Price	Total Price
Grass Carp Install @ Galt Lake	1.00	6,000.00	\$6,000.00

Invoice Total **\$6,000.00**

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE LANDSCAPE

Enhancement Proposal

Job Name: Galt Lake Carp Stocking
Property Name: Park Place CDD
Client: Park Place CDD - Aquatics
Address: c/o Meritus Districts, 2005 Pan Am Circle, Suite 120
City/State/Zip: Tampa, FL 33607
Phone: 813-873-7300
Date: September 27, 2016

Yellowstone Landscape will complete the work described below:

Description

Repair and monitor fish barriers for outflow on Galt Lake
Stock 400 12" to 14" Triplold Grass Carp
Barrier Forms, Site Maps, Mitigation Form and Permitting

Materials & Services	Quantity	Total
Triplold Grass Carp Installation	400	\$ 6,000.00
TOTAL PRICE		\$ 6,000.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client: B. Hall

Prepared by: Jon Sowers

Date: 11/2/16

Date: September 27, 2016

Internal Use Only	
Project Number: <u>10141056.202.00004</u>	District: <u>San Antonio</u>
PO Reference:	Date Work Completed: <u>9/22/16</u>

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2017



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park Place Community Development District

Balance Sheet

As of 1/31/2017

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account 2	2,116,877	0	0	0	0	0	2,116,877
Cash-Operating Account	0	0	0	0	0	0	0
Cash-Interest Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account Series 2001	0	0	0	0	0	0	0
Cash-Revenue Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account-Series 2003	0	0	0	0	0	0	0
Cash-Revenue Account-Series 2003	0	0	0	0	0	0	0
Cash on Hand	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Lot Closings Receivable	0	0	0	0	0	0	0
Due From General Fund	0	0	(0)	0	0	0	(0)
Due From Debt Service Fund	1,022	0	0	0	0	0	1,022
Due From Capital Projects Fund	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Other Receivables	0	0	0	0	0	0	0
Allowance for Uncollected Items	0	0	0	0	0	0	0
Investments-Interest Series 2001	0	0	0	0	0	0	0
Investments-Capitalized Interest Series 2001	0	0	0	0	0	0	0
Investments-Reserve Account Series 2001	0	0	0	0	0	0	0
Investments-Construction Series 2001	0	0	0	0	0	0	0
Investments-Revenue Account Series 2001	0	0	0	0	0	0	0
Investments-Interest Account Series 2003	0	0	0	0	0	0	0
Investments-Principal Account Series 2003	0	0	0	0	0	0	0
Investments-Reserve Account Series 2003	0	0	0	0	0	0	0
Investments-Cost of Issuance-Series 2003	0	0	0	0	0	0	0
Investments-Construction Series 2003	0	0	0	0	0	0	0
Investments-Prepayment Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2003	0	0	0	0	0	0	0

Park Place Community Development District

Balance Sheet

As of 1/31/2017

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Investments-Escrow Account-Series 2008	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	18,966	0	0	0	0	18,966
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0
Investments-Revenue Account Series 2008	0	278,202	0	0	0	0	278,202
Investments-COI-Series 2008	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2008	0	0	0	0	0	0	0
Investments-Redemption Account Series 2008	0	0	0	0	0	0	0
Investments - Escrow Account - Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2014	0	0	326,817	0	0	0	326,817
Investments-Interest Account Series 2014	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2014	0	0	0	0	0	0	0
Investments-Reserve Account Series 2014	0	0	82,341	0	0	0	82,341
Investments-Cost of Issuance Series 2014	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145
Deposits - Miscellaneous	0	0	0	0	0	0	0
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,028,424	0	10,028,424
Ancillary Cost	0	0	0	0	392,150	0	392,150
Construction Work In Progress	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	686,969	686,969
Amount To Be Provided-Debt Service	0	0	0	0	0	5,453,031	5,453,031
Total Assets	<u>2,128,044</u>	<u>297,168</u>	<u>409,157</u>	<u>0</u>	<u>12,874,726</u>	<u>6,140,000</u>	21,849,096
Liabilities							
Accounts Payable	509,746	0	0	0	0	0	509,746
Accounts Payable - Other	0	0	0	0	0	0	0
Unallocated Tax Funds	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	1,022	0	0	0	1,022
Due To Debt Service Fund	0	0	0	0	0	0	0

Park Place Community Development District

Balance Sheet

As of 1/31/2017

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Due To Capital Projects Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Bank Loan Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2001	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2003	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	2,100,000	2,100,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	4,040,000	4,040,000
Total Liabilities	509,746	0	1,022	60	0	6,140,000	6,650,828
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	171,869	185,221	(60)	0	0	357,030
Fund Balance-Unreserved	1,159,798	0	0	0	0	0	1,159,798
Investment In General Fixed Assets	0	0	0	0	12,874,726	0	12,874,726
Other	458,501	125,299	222,914	0	0	0	806,714
Total Fund Equity & Other Credits	1,618,299	297,168	408,135	(60)	12,874,726	0	15,198,269
Total Liabilities & Fund Equity	2,128,044	297,168	409,157	0	12,874,726	6,140,000	21,849,096

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments-Service Charges - Admin				
O&M Assessments-Tax Roll	130,644	119,605	(11,039)	(8)%
Other Miscellaneous Revenues				
Undesignated Reserves	6,841	0	(6,841)	(100)%
Total Revenues	<u>137,485</u>	<u>119,605</u>	<u>(17,880)</u>	<u>(13)%</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	1,600	10,400	87 %
Financial & Administrative				
Management Services	52,000	13,000	39,000	76 %
District Engineer	8,000	1,736	6,264	78 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,747	2,503	35 %
Auditing Services	7,000	0	7,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Financial Services	31,000	7,750	23,250	76 %
Postage and Resident Notices	750	29	721	96 %
Resident Newsletter	860	0	860	100 %
Professional Liability Insurance	1,800	1,805	(5)	(0)%
Legal Advertising	600	941	(341)	(57)%
Bank Fees	400	111	289	72 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	500	0	500	100 %
Website Development & Maintenance	1,000	0	1,000	100 %
Capital Improvements	2,000	0	2,000	100 %
Legal Counsel				
District Counsel	9,000	3,163	5,837	65 %
Other Physical Environment				
District Permit Compliance	500	0	500	100 %
Sidewalk Maintenance	0	1,700	(1,700)	0 %
Total Expenditures	<u>137,485</u>	<u>36,757</u>	<u>100,728</u>	<u>73 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>82,849</u>	<u>82,849</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	197,038	(18,186)	(8)%
Other Miscellaneous Revenues - W/M				
Undesignated Reserves	11,328	0	(11,328)	(100)%
Total Revenues	<u>226,552</u>	<u>197,038</u>	<u>(29,514)</u>	<u>(13)%</u>
Expenditures				
Electric Utility Services				
Electric Utility Services	40,000	9,040	30,960	77 %
Water-Sewer Combination Services				
Water Utility Services	1,600	250	1,350	84 %
Other Physical Environment				
Storm Drain Maintenance	7,500	0	7,500	100 %
General Liability Insurance	7,500	0	7,500	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Landscape Maintenance - Contract	74,100	18,525	55,575	75 %
Landscape Maintenance - Other	12,000	3,300	8,700	73 %
Aquatics Maintenance	13,000	9,000	4,000	31 %
Aquatics Maintenance - Other	4,000	0	4,000	100 %
Irrigation Maintenance	5,000	7,049	(2,049)	(41)%
Entry & Walls Maintenance	4,000	1,057	2,943	74 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	178	1,822	91 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	0	5,000	100 %
Sidewalk Maintenance	4,000	0	4,000	100 %
Decorative Light Maintenance	8,500	635	7,865	93 %
Holiday Decor	1,452	4,000	(2,548)	(175)%
Reserves				
Transfer to Capital Reserves	13,360	0	13,360	100 %
Total Expenditures	<u>226,552</u>	<u>53,034</u>	<u>173,518</u>	<u>77 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>144,005</u>	<u>144,005</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	288,519	266,176	(22,343)	(8)%
Other Miscellaneous Revenues - H/P				
Undesignated Reserves	15,186	0	(15,186)	(100)%
Total Revenues	303,705	266,176	(37,529)	(12)%
Expenditures				
Electric Utility Services				
Electric Utility Services	5,500	1,325	4,175	76 %
Water-Sewer Combination Services				
Water Utility Services	4,000	2,488	1,512	38 %
Other Physical Environment				
Storm Drain Maintenance	13,000	0	13,000	100 %
General Liability Insurance	5,000	0	5,000	100 %
Plant Replacement Program	11,250	7,491	3,759	33 %
Plant Replacement Program - Racetrack Road	9,077	1,276	7,801	86 %
Landscape Maintenance - Other	12,348	10,669	1,679	14 %
Landscape Installation/Maintenance - Race Track Rd	16,171	1,526	14,646	91 %
Aquatics Maintenance	26,205	8,751	17,454	67 %
Landscape Maintenance - Highland Park Contract	60,696	16,511	44,186	73 %
Landscape Maintenance - Racetrack Road Contract	17,946	2,991	14,955	83 %
Irrigation Maintenance	9,375	3,370	6,005	64 %
Entry & Walls Maintenance	1,875	0	1,875	100 %
Pressure Washing - Common Areas	1,890	3,655	(1,765)	(93)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	0	5,000	100 %
Sidewalk Maintenance	2,063	0	2,063	100 %
Street Light Maintenance	6,000	2,102	3,899	65 %
Decorative Light Maintenance	2,000	142	1,858	93 %
Holiday Decor	750	11,625	(10,875)	(1,450)%
Parks & Recreation				
Fountain Maintenance	750	281	469	63 %
Park Facility Janitorial Maintenance Contracted	2,888	210	2,678	93 %
Park Facility Maintenance and Improvement	5,000	383	4,618	92 %
Reserves				
Transfer to Operating Reserve	62,421	0	62,421	100 %
Transfer to Capital Reserves	22,500	0	22,500	100 %
Total Expenditures	303,705	74,794	228,911	75 %
Excess of Revenues Over (Under) Expenditures	0	191,382	191,382	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458	69,081	(6,376)	(8)%
Other Miscellaneous Revenues - Mixed Use				
Undesignated Reserves	3,972	0	(3,972)	(100)%
Total Revenues	79,430	69,081	(10,349)	(13)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	443	1,357	75 %
Water-Sewer Combination Services				
Water Utility Services	1,425	830	595	42 %
Other Physical Environment				
Storm Drain Maintenance	3,852	0	3,852	100 %
General Liability Insurance	1,650	0	1,650	100 %
Plant Replacement Program	3,750	2,497	1,253	33 %
Plant Replacement Program - Racetrack Road	3,026	425	2,601	86 %
Landscape Maintenance - Other	4,000	2,890	1,110	28 %
Landscape Installation/Maintenance - Race Track Rd	5,000	509	4,492	90 %
Aquatics Maintenance	8,735	2,917	5,818	67 %
Landscape Maintenance - Highland Park Contract	20,232	5,504	14,729	73 %
Landscape Maintenance - Racetrack Road Contract	5,982	997	4,985	83 %
Irrigation Maintenance	3,125	1,123	2,002	64 %
Entry & Walls Maintenance	625	0	625	100 %
Pressure Washing - Common Areas	630	1,248	(618)	(98)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,650	0	1,650	100 %
Sidewalk Maintenance	688	0	688	100 %
Street Light Maintenance	2,000	701	1,300	65 %
Decorative Light Maintenance	650	47	603	93 %
Holiday Decor	250	3,875	(3,625)	(1,450)%
Parks & Recreation				
Fountain Maintenance	250	94	156	63 %
Park Facility Janitorial Maintenance Contracted	960	70	890	93 %
Park Facility Maintenance and Improvement	1,650	128	1,523	92 %
Reserves				
Transfer to Capital Reserves	7,500	0	7,500	100 %
Total Expenditures	79,430	24,296	55,134	69 %
Excess of Revenues Over (Under) Expenditures	0	44,786	44,786	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	188,674	173,636	(15,038)	(8)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	188,674	173,638	(15,036)	(8)%
Expenditures				
Debt Service Payments				
Interest Payments	98,674	50,415	48,259	49 %
Principal Payments	90,000	5,000	85,000	94 %
Total Expenditures	188,674	55,415	133,259	71 %
Excess of Revenues Over (Under) Expenditures	0	118,223	118,223	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	328,425	301,532	(26,893)	(8)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	328,425	301,534	(26,891)	(8)%
Expenditures				
Debt Service Payments				
Interest Payments	178,425	90,900	87,525	49 %
Principal Payments	150,000	0	150,000	100 %
Total Expenditures	328,425	90,900	237,525	72 %
Excess of Revenues Over (Under) Expenditures	0	210,634	210,634	0 %

**Park Place Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 01/31/17

Reconciliation Date: 1/31/2017

Status: Locked

Bank Balance	2,121,184.43
Less Outstanding Checks/Vouchers	4,307.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,116,877.43
Balance Per Books	<u>2,116,877.43</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Park Place Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 01/31/17

Reconciliation Date: 1/31/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4672	1/25/2017	System Generated Check/Voucher	125.00	Bella Pool Service LLC
4673	1/25/2017	System Generated Check/Voucher	268.00	Don Harrison Enterprises LLC
4674	1/25/2017	System Generated Check/Voucher	669.00	BrightView
4675	1/25/2017	System Generated Check/Voucher	3,245.00	Yellowstone Landscape
Outstanding Checks/Vouchers			4,307.00	

Commercial Checking Acct Public Funds

Account number:
Image count: 29

January 1, 2017 - January 31, 2017 ■ Page 1 of 2



PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$2,203,562.22	\$45,978.26	-\$128,356.05	\$2,121,184.43

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/06	45,877.03	Hills Tax Licens Dist ID #2 DN022065 Park Place
	01/10	101.23	Hills Tax Licens Dist Int A DN022065 Park Place
		\$45,978.26	Total electronic deposits/bank credits
		\$45,978.26	Total credits

Debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4640	74,506.81	01/20	4651	309.85	01/25	4662	1,061.76	01/23
4642*	299.50	01/24	4652	200.00	01/30	4663	183.06	01/23
4643	1,021.00	01/23	4653	200.00	01/23	4664	6,919.68	01/17
4644	994.00	01/23	4654	574.31	01/23	4665	280.00	01/19
4645	1,700.00	01/19	4655	87.56	01/23	4667*	180.04	01/19
4646	1,187.19	01/25	4656	125.00	01/19	4668	3,763.63	01/19
4647	2,061.64	01/25	4658*	24.15	01/23	4669	5,825.86	01/20
4648	200.00	01/25	4659	181.10	01/23	4670	715.25	01/27
4649	200.00	01/19	4660	96.70	01/23	4671	15,627.00	01/25
4650	9,750.00	01/19	4661	80.96	01/23			
	\$128,356.05		Total checks paid					

* Gap in check sequence.

\$128,356.05 **Total debits**