

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 20, 2019**

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, MARCH 20, 2019**

4:00 p.m.

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

District Board of Supervisors	Chair	Doris Cockerell
	Vice Chair	Darren Booth
	Supervisor	Andrea Jackson
	Supervisor	Cathy Kinser-Powell
	Supervisor	Erica Lavina
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang

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.** 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. 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public 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. 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.

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **March 20, 2019 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - i. Discussion on Towing
 - B. District Engineer
 - i. Discussion on Project Updates
- 4. BUSINESS ITEMS**
 - A. Discussion on Gate Transition
 - B. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes February 20, 2019 Tab 01
 - B. Consideration of Operations and Maintenance Expenditures (Admin) February 2019 Tab 02
 - C. Consideration of Operations and Maintenance Expenditures (HP) February 2019 Tab 03
 - D. Consideration of Operations and Maintenance Expenditures (M/W) February 2019 Tab 04
 - E. Review of Financials Statements Month Ending February 28, 2019..... Tab 05
- 6. MANAGEMENT REPORTS**
 - A. District Manager.....Tab 06
 - i. Action Item List
 - ii. Aquatics Service Reports
 - iii. OLM Inspection Reports
 - iv. Speed Data
 - v. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. 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 Howell
District Manager

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 20, 2019 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 **Wednesday, February 20, 2019 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 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 **Wednesday, February 20, 2019 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair	<i>via conference call</i>
Darren Booth	Vice Chair	
Cathy Kinser-Powell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	

Staff Members Present:

Gene Roberts	Meritus	
John Vericker	District Counsel	
Phil Chang	District Engineer	
Vince Sands	Yellowstone	
James Slayton	Millennium	
Paul Woods	OLM	<i>via conference call</i>

There were approximately 8 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. Discussion with Yellowstone

Vince Sands from Yellowstone provided an update on the ponds. He reported that they look good and the focus has been on algae, duckweed, and removing trash. The Board had no further comments or questions.

B. Discussion with OLM

Paul Woods from OLM went over landscaping. He stated that he believed things were progressing well, and Millennium is making a strong effort to turn things around. His score for this month was a 91. James Slayton from Millennium went over all the progress to date, which included tree trimming, new annuals, fertilizer, pest control, and weed control. Mr. Slayton noted that there was a lot of irrigation issues that needed repaired in the neighborhood with a cost of \$15K-20K. Mr. Slayton was also working on an enhancement plan with Mr. Howell to be reviewed this spring. The Board went over a list of items for Mr. Slayton to attend to and highlighted the improvement so far. They thanked him. Mr. Slayton will send a list of annuals the Board can select for future rotations. Mr. Roberts has the complete list of action items.

C. District Engineer

i. Sidewalk Trip Hazard Repair

Mr. Chang went over the proposals for doing sidewalk repairs, including grinding and using crushed granite in some areas as a base.

MOTION TO:	Approve the Spearem proposal for \$23,993.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

ii. Property Limits/Location for Potential Dog Park
iii. Land Surveying Proposal

Mr. Chang went over the proposal for survey for the potential dog park. Supervisor Booth made a motion to approve \$900 for the survey. However, and there was no second, so the motion failed.

Mr. Chang advised the Board that paving work would start in a few weeks, and the District would send a letter to affected owners. The Board requested for residents to be asked to park in their driveways and garages to save room on the street so that owners on alleyways will have places to park.

Mr. Chang also noted that he was waiting on proposals for some other work requested at last meeting.

Mr. Chang left the meeting.

D. District Counsel

Mr. Vericker went over the final payment with Brightview and stated the District needs to pay for any work that was completed and needs documentation of non-service. Mr. Howell was directed to ask the previous vendor if they would give a credit based on dog stations not being emptied for last two weeks of service.

4. BUSINESS ITEMS

A. Discussion on Alley Way Entry onto Canopy Drive

i. Parking Issues

B. Discussion on Towing

Mr. Vericker went over parking and advised the Board that it would make sense for the District to try to have the same policy for towing or not make too many different rules between sections, as that would be hard to manage. The Board agreed that towing in Highland Park was fine, but instructed staff to cease towing in Mandolin Estates and Reserve for now. The Board will discuss it further at the next meeting. Supervisor Jackson asked Mr. Howell to have Mr. Chang look into what can be done in areas where residents park on common areas. The Board would like for Mr. Chang to look into signage or other alternatives.

C. Discussion on Property Street Signs Proposals

The Board reviewed the proposals from the street sign vendors.

Supervisor Cockerell dropped from the conference call.

MOTION TO:	Approve the Fields Option B proposal.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

Mr. Roberts has notes on the additional signs that were requested.

D. Reserve Study Update Proposal

Mr. Howell went over the reserve study update proposal with the Board.

MOTION TO: Approve the reserve study update proposal.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

E. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting Jan. 16, 2019

The Board reviewed the minutes.

MOTION TO: Approve the January 16, 2019 meeting minutes.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures (Admin) January 2019

The Board went over the Admin O&Ms.

MOTION TO: Approve the January 2019 Admin O&Ms.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Booth
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (HP) January 2019

The Board went over the Highland Park O&Ms. Supervisor Booth asked for Mr. Howell to have the drainage by the school checked out and to adjust the streetlights.

MOTION TO: Approve the Highland Park January 2019 O&Ms
MADE BY: Supervisor Booth
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) January 2019

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

MOTION TO: Approve the Mandolin/Windsor January 2019
O&Ms.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending December 31, 2018

The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

A. District Manager's Report

- i. Action Item List
- ii. Aquatics Service Reports
- iii. Community Inspection Reports
- iv. Speed Data
- v. Community Inspection Reports

Mr. Howell went over the reports with the Board. He noted that Supervisor Lavina suggested for Mandolin/Windsor to get an update to their entrance signage. The Board agreed, and Mr. Howell will look into the costs.

Mr. Howell also noted that looked at street light agreements for Mandolin/Windsor regarding whether they could be purchased instead of leased. Due to the number of contracts executed with all of the construction and because they all came online at different times, Mr. Howell suggested for the Board to have Mr. Vericker review the options. The Board agreed. They also wanted to see if TECO will upgrade all of the lights to LED versus doing them piecemeal.

7. SUPERVISOR REQUESTS

Supervisor Kinser-Powell requested to add two dog stations. Supervisor Jackson would like to see the letter for road work prior to it going out. Supervisor Lavina would like to look at repairs and maintenance for the gates now that the CDD is taking over; she also asked if the CDD could take over the fountains and would like to have that item added to the agenda for the next month.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

A resident requested reimbursement for their car being towed. The Board discussed reimbursement.

MOTION TO:	Reimburse the resident.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion FAILED 2/2 – Supervisor Booth and Supervisor Jackson opposed.

Supervisor Jackson left the meeting.

There were resident comments on pond, sprinklers, street signs, tree trimming, future road construction, monuments signs, and a wish list from the Windsor Place HOA regarding potential CDD improvements.

9. ADJOURNMENT

MOTION TO:	Adjourn at 6:05 p.m.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**These minutes were done in summary format.*

**A copy of the audio recording is 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	8901	6,625.61			Management Services - February
Monthly Contract Sub-Total		\$ 6,625.61			

Variable Contract					
Johnson Engineering, Inc.	20181258 000 4	\$ 2,108.75			Professional Services - thru 01/06/19
Johnson Engineering, Inc.	20181258 001 1	255.00	\$ 2,363.75		Professional Services - thru 01/06/19
Variable Contract Sub-Total		\$ 2,363.75			

Utilities					
Utilities Sub-Total		\$ 0.00			

Regular Services					
Supervisor: Andrea Jackson	AJ011619	200.00			Supervisor Fee - 01/16/19
Supervisor: Andrea Jackson	AJ022019	200.00			Supervisor Fee - 02/20/19
Supervisor: Booth Darren	BD011619	200.00			Supervisor Fee - 01/16/19
Supervisor: Booth Darren	DB022019	200.00			Supervisor Fee - 02/20/19
Supervisor: Cockerell Doris	DC011619	200.00			Supervisor Fee - 01/16/19
Supervisor: Erica Lavina	EL011619	200.00			Supervisor Fee - 01/16/19
Supervisor: Erica Lavina	EL022019	200.00			Supervisor Fee - 02/20/19
Supervisor: Kinser Powell Cathy	CKP011619	200.00			Supervisor Fee - 01/16/19
Supervisor: Kinser Powell Cathy	CKP022019	200.00	\$ 1,800.00		Supervisor Fee - 02/20/19
Regular Services Sub-Total		\$ 1,800.00			

Additional Services					
Meritus Districts	8936	83.50			Postage for Gate Notifications - 02/01/19
Additional Services Sub-Total		\$ 83.50			

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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TOTAL:		\$ 10,872.86			
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

January 31, 2019
 Project No: 20181258-000
 Invoice No: 4

FEID #59-1173834

Brian Howell
 Park Place Community Development District
 c/o Meritus Districts, Inc.
 2005 Pan AM Circle, Suite 300
 Tampa, FL 33607

SN 57300
 3103

Project 20181258-000 Park Place CDD

Professional Services through January 6, 2019

Phase 01 General Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	12/3/2018	.25	170.00	42.50
Contact Yellowstone to coordinate nuisance vegetation removal/permitting in Pond 15;				
Chang, Philip	12/10/2018	1.25	170.00	212.50
Discuss littoral zone removal potential with SWFWMD; Dog park costs & ADA research;				
Chang, Philip	12/11/2018	1.00	170.00	170.00
Check on construction activity on Race Track Road as requested by CDD;				
Chang, Philip	12/14/2018	1.75	170.00	297.50
Discuss potential options related to littoral zone removal with water resources staff; Start preparing memo related to asphalt repairs;				
Chang, Philip	12/19/2018	1.50	170.00	255.00
Review and discuss information provided by Water Resources engineer related to potential littoral zone removal (pond 15); discuss with acquatics/Yellowstone; prepare memo for meeting book;				
Chang, Philip	1/2/2019	1.75	170.00	297.50
Compile information to determine pricing/costs on dog park components; Prepare summary memo of costs, etc.				
Chang, Philip	1/4/2019	.25	170.00	42.50
Research plat regarding parcel ownership at ponds in Highland Park and Mandolin				
Professional 4				
Varble, Jordan	12/14/2018	.75	135.00	101.25
Discuss littoral shelf options for Mandolin Reserve				
Varble, Jordan	12/17/2018	2.00	135.00	270.00
Permit research - Mandolin Reserve				
Professional 8				
Tilton, Andrew	12/12/2018	1.50	210.00	315.00
download and review permit plans in preparation for discussion on Friday				
Tilton, Andrew	12/14/2018	.50	210.00	105.00
discussion with Phil and Jordan about littoral shelf modification options.				
Totals		12.50		2,108.75
Total Labor				2,108.75

Project	20181258-000	Park Place CDD	Invoice	4
			Total this Phase	\$2,108.75

Phase	03	Construction Services		
Professional Personnel				
			Hours	Rate
				Amount
Professional 6				
Chang, Philip	12/6/2018		.75	170.00
Compile gravel info and distribute to vendors to request updated quotes for sidewalk replacement;				
request additional information and clarification on asphalt repairs quotes received;				
Chang, Philip	12/10/2018		.75	170.00
Review updated asphalt quotes and request additional information from PLS; Review studies related to gravel placement under sidewalks per Board;				
Chang, Philip	12/13/2018		.25	170.00
Request additional clarification to latest asphalt quote from Driveway Maintenance;				
Chang, Philip	12/19/2018		.25	170.00
Revise & finalize memo regarding asphalt repairs				
Chang, Philip	1/4/2019		.25	170.00
Review updated sidewalk quote from Site Masters and request status from Spearem on updated quote				
Totals			2.25	382.50
Total Labor				382.50
			Total this Phase	\$382.50
			Total this Invoice	\$2,491.25

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661
 Project Manager Philip Chang

Invoice

January 31, 2019
 Project No: 20181258-001
 Invoice No: 1
 FEID #59-1173834

Brian Howell
 Park Place Community Development District
 c/o Meritus Districts, Inc.
 2005 Pan AM Circle, Suite 300
 Tampa, FL 33607

Project 20181258-001 Park Place Ownership Map

Professional Services through January 6, 2019

Phase 01 CDD Ownership Map
 Fee

Total Fee 3,000.00

Percent Complete

8.50 Total Earned
 Previous Fee Billing
 Current Fee Billing
 Total Fee

255.00
 0.00
 255.00

255.00

Total this Phase

\$255.00

Total this Invoice

\$255.00

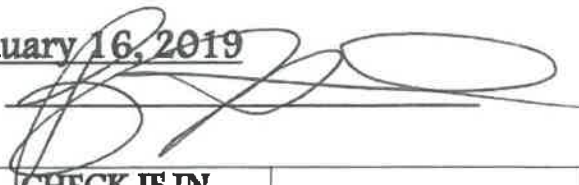
By 5/30
 3/03

REVIEWEDdtomas 2/21/2019

PARK PLACE CDD

MEETING DATE: January 16, 2019

DMS Staff Signature



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

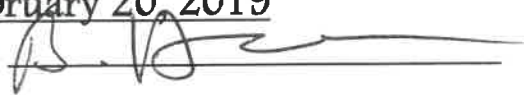
AJ011619

REVIEWEDdthomas 3/7/2019

PARK PLACE CDD

MEETING DATE: February 20, 2019

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	\$200 ^{at this meeting} Def ^{Payment}
Booth, Darren	✓	Salary Accepted	\$200
Kinser-Powell, Cathy	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200

AJ 022019

REVIEWED dthomas 3/7/2019

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 8936
Invoice Date: Feb 1, 2019
Page: 1

Bill To:
Park Place CDD
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
		Postage for gate notifications		83.50

Subtotal	83.50
Sales Tax	
Total Invoice Amount	83.50
Payment/Credit Applied	
TOTAL	83.50

REVIEWED by dthomas 2/21/2019

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	4911	\$ 112.50	\$ 37.50	\$ 150.00				HP - Fountain Service - February
OLM, Inc.	34236	750.00	250.00	1,000.00				Landscape Inspection - February
Monthly Contract Sub-Total				\$1,150.00				
Variable Contract								
Variable Contract Sub-Total				\$0.00				
Utilities								
BOCC	2640510000 012519	\$ 19.43	\$ 6.48	\$ 25.90				HP - Reclaim Water Service - thru 01/22/19
BOCC	3478300000 012519	152.36	50.79	203.15				HP - Reclaim Water Service - thru 01/22/19
BOCC	3640510000 012519	106.95	35.65	142.60				HP - Reclaim Water Service - thru 01/22/19
BOCC	4121609190 012519	28.24	9.41	37.65				HP - Reclaim Water Service - thru 01/22/19
BOCC	4439866474 012519	48.45	16.15	64.60				HP - Reclaim Water Service - thru 01/22/19
BOCC	4478300000 012519	3.08	1.03	4.10	\$ 478.00			HP - Reclaim Water Service - thru 01/22/19
Tampa Electric	311000010091 010719	449.32	149.77	599.09				Electric Service - thru 12/21/18
Utilities Sub-Total				\$ 1,077.09				
Regular Services								
Spearem Enterprises	3739	\$ 180.00	\$ 60.00	\$ 240.00				HP - Clean Playground - January
Regular Services Sub-Total				\$ 240.00				
Additional Services								
BrightView	1515972	\$ -187.50	\$ -62.50	\$ -250.00				HP - Credit for Dog Disposal - 12/01/18
Driveway maintenance Inc.	JSU 05 19 0021	5,985.00	1,995.00	7,980.00				HP - Mill & Overlay - 02/04/19
Millennium Lawn and Landscape Inc.	13102	1,008.75	336.25	1,345.00				HP - Remove Oak Tree - 01/28/19
Millennium Lawn and Landscape Inc.	13103	337.50	112.50	450.00				HP - Clean Corner - 01/28/19
Millennium Lawn and Landscape Inc.	13181	562.50	187.50	750.00	\$ 2,545.00			HP - Irrigation Repairs - 02/11/19
Spearem Enterprises, LLC	3756	382.50	127.50	510.00				HP - Pressure Wash Playground - 02/19/19
Additional Services Sub-Total				\$10,785.00				
Total				\$13,252.09				

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
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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
 Ste 188
 Trinity, FL 34655

Invoice

Date	Invoice #
2/15/2019	4911

Bill To
Park Place CDD Highland Park 2005 Pan Am Circle Ste. 120 Tampa, FL. 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		2/15/2019			

Quantity	Item Code	Description	Price Each	Amount
	Fountain Service	FEBRUARY : Maintain fountain water and equipment for operation <i>57204</i> <i>RS 4601</i>	150.00	150.00

		Total	\$150.00
Phone #	E-mail		
727-656-7285	bellapoolservice@verizon.net		

REVIEWEDthomas 2/21/2019

OLM, Inc.

975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Phone 770.420.0900

Received
FEB 19 2019

Invoice

Date	Invoice #
2/11/2019	34236

Bill To
PARK PLACE CDD 2005 Panam Circle Suite 120 Tampa, FL 33607

P.O. No.	Terms	Due Date
	Net 30	3/13/2019

Description	Amount
MONTHLY LANDSCAPE INSPECTION CONDUCTED AT PARK PLACE CDD ON 2/7/19 BY PAUL WOODS	1,000.00
53704 4554 53904504 (14)	
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	Total \$1,000.00

REVIEWEDthomas 2/21/2019





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	01/25/2019	02/15/2019

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	12/18/2018	3511	01/22/2019	3547	3600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$10.55
Water Base Charge	\$8.64
Water Consumption Charge	\$2.56
Total Service Address Charges	\$25.90

Summary of Account Charges

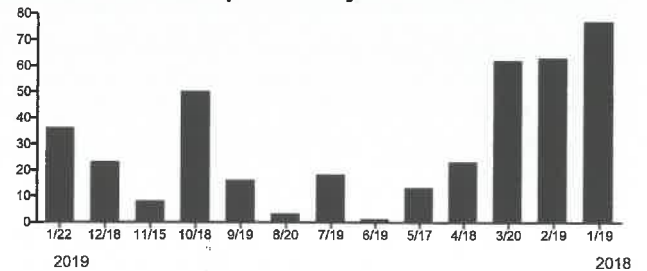
Previous Balance	\$21.16
Net Payments - Thank You	(\$21.16)
Total Account Charges	\$25.90

AMOUNT DUE	\$25.90
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

Consumption History x 100 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFCLGov.net/WaterBill
Additional Information: HCFCLGov.net/Water



Received
FEB 05 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

1,483

DUE DATE	02/15/2019
AMOUNT DUE	\$25.90
AMOUNT PAID	

0026405100004

24
00000025908

REVIEWED dthomas 2/21/2019



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	01/25/2019	02/15/2019

Service Address: 14731 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	12/18/2018	381705	01/22/2019	387331	562600	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$203.15
Total Service Address Charges	\$203.15

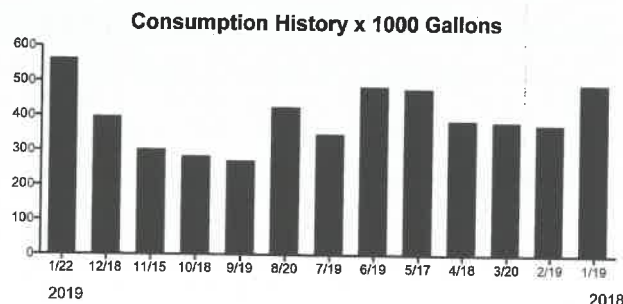
Summary of Account Charges

Previous Balance	\$114.69
Net Payments - Thank You	(\$114.69)
Total Account Charges	\$203.15

AMOUNT DUE	\$203.15
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



Received
FEB 05 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

1,937

DUE DATE	02/15/2019
AMOUNT DUE	\$203.15
AMOUNT PAID	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	01/25/2019	02/15/2019

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	12/18/2018	8369	01/22/2019	8475	10600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$31.06
Water Base Charge	\$14.43
Water Consumption Charge	\$10.36
Sewer Base Charge	\$34.90
Sewer Usage Charge	\$47.70
Total Service Address Charges	\$142.60

Summary of Account Charges

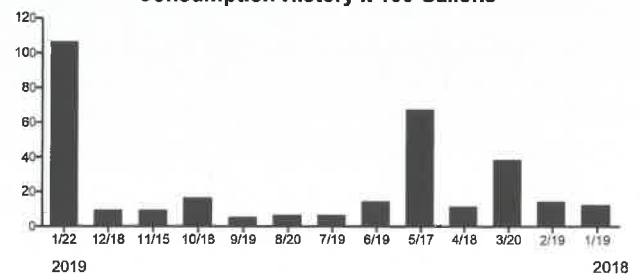
Previous Balance	\$60.81
Net Payments - Thank You	(\$60.81)
Total Account Charges	\$142.60

AMOUNT DUE	\$142.60
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

Consumption History x 100 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



Received
FEB 05 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,020

DUE DATE	02/15/2019
AMOUNT DUE	\$142.60
AMOUNT PAID	

0036405100003

26
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REVIEWEDdthomas 2/21/2019



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	01/25/2019	02/15/2019

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	12/18/2018	90709	01/22/2019	92475	176600	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$37.65
Total Service Address Charges	\$37.65

Summary of Account Charges

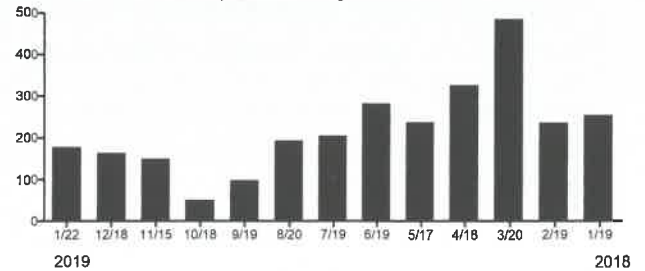
Previous Balance	\$29.90
Net Payments - Thank You	(\$29.90)
Total Account Charges	\$37.65

AMOUNT DUE	\$37.65
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4121609190**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



Received
FEB 05 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,278

DUE DATE	02/15/2019
AMOUNT DUE	\$37.65
AMOUNT PAID	

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27
00000037655

REVIEWED dthomas 2/21/2019



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	01/25/2019	02/15/2019

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
17561145	12/18/2018	327067	01/22/2019	330286	321900	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$64.60
Total Service Address Charges	\$64.60

Summary of Account Charges

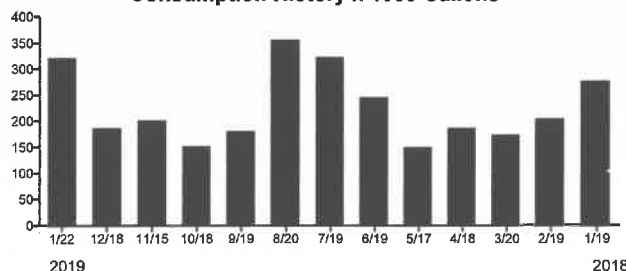
Previous Balance	\$28.39
Net Payments - Thank You	(\$28.39)
Total Account Charges	\$64.60

AMOUNT DUE	\$64.60
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



PARK PLACE CDD
C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,445

DUE DATE	02/15/2019
AMOUNT DUE	\$64.60
AMOUNT PAID	

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28
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REVIEWEDdthomas 2/21/2019



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	01/25/2019	02/15/2019

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599848	12/18/2018	503406	01/22/2019	503406	0	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$4.10
Total Service Address Charges	\$4.10

Summary of Account Charges

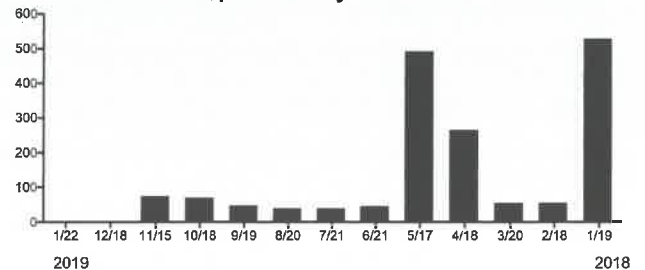
Previous Balance	\$4.10
Net Payments - Thank You	(\$4.10)
Total Account Charges	\$4.10

AMOUNT DUE	\$4.10
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 4478300000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



Received
FEB 05 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,468

DUE DATE	02/15/2019
AMOUNT DUE	\$4.10
AMOUNT PAID	

0044783000001

29
00000004101

REVIEWEDdthomas 2/21/2019



ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 01/07/19
Account: 311000010091

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



Current month's charges:	\$3,870.49
Total amount due:	\$3,661.90
Payment Due By:	01/21/19

Your Account Summary

Previous Amount Due	\$3,885.28
Payment(s) Received Since Last Statement	-\$3,885.28
Miscellaneous Credits	-\$208.59
Credit balance after payments and credits	-\$208.59
Current Month's Charges	\$3,870.49
Total Amount Due	\$3,661.90

DO NOT PAY. Your account will be drafted on 01/21/19

3661.90
1/24/19



REVIEWED dthomas 2/21/2019

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



More options for you. Visit tecocount.com to view and pay your bill, manage your information and more, 24/7 from any device.

53102 53104 53106
4301 4301 4301
448 150

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:	\$3,870.49
Total amount due:	\$3,661.90
Payment Due By:	01/21/19
Amount Enclosed	\$

700625000662 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/21/19

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



Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at **tampaelectric.com** or call **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

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	\$33.44
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$947.14
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1638.05
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.86
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.97
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$178.80
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$33.33
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$29.36
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$55.99
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$45.54
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$29.26
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$49.03



ACCOUNT INVOICE

tampaelectric.com



Account: 211007038386

Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/18/18

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	12/18/18	24,097		23,963		134 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						134 kWh @ \$0.06311/kWh \$8.46		
Fuel Charge						134 kWh @ \$0.03132/kWh \$4.20		
Florida Gross Receipt Tax						\$0.84		
Electric Service Cost						\$33.44		
Current Month's Electric Charges						\$33.44		

Miscellaneous Credits

Interest for Cash Security Deposit

-\$2.37

Total Current Month's Credits

-\$2.37

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1760 kWh @ \$0.03221/kWh	\$56.69
Fixture & Maintenance Charge	22 Fixtures	\$306.89
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1760 kWh @ \$0.03095/kWh	\$54.47
Florida Gross Receipt Tax		\$2.85

Lighting Charges **\$947.14**

Current Month's Electric Charges **\$947.14**

Miscellaneous Credits

Interest for Cash Security Deposit **-\$40.20**

Total Current Month's Credits **-\$40.20**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109

Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1712 kWh @ \$0.03221/kWh	\$55.14
Fixture & Maintenance Charge	43 Fixtures	\$602.16
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1712 kWh @ \$0.03095/kWh	\$52.99
Florida Gross Receipt Tax		\$2.77
Lighting Charges		\$1,638.05
Current Month's Electric Charges		\$1,638.05

Miscellaneous Credits

Interest for Cash Security Deposit - \$90.75

Total Current Month's Credits **-\$90.75**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232

Statement Date: 01/02/19



Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	243 kWh @ \$0.03221/kWh	\$7.83
Fixture & Maintenance Charge	7 Fixtures	\$92.41
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	243 kWh @ \$0.03095/kWh	\$7.52
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$258.86

Current Month's Electric Charges **\$258.86**

Miscellaneous Credits

Interest for Cash Security Deposit - \$14.70

Total Current Month's Credits **-\$14.70**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	264 kWh @ \$0.03221/kWh	\$8.50
Fixture & Maintenance Charge	6 Fixtures	\$82.44
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	264 kWh @ \$0.03095/kWh	\$8.17
Florida Gross Receipt Tax		\$0.43
Lighting Charges		\$228.72

Current Month's Electric Charges **\$228.72**

Miscellaneous Credits

Interest for Cash Security Deposit - \$12.90

Total Current Month's Credits **-\$12.90**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	336 kWh @ \$0.03221/kWh	\$10.82
Fixture & Maintenance Charge	9 Fixtures	\$127.44
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	336 kWh @ \$0.03095/kWh	\$10.40
Florida Gross Receipt Tax		\$0.54
Lighting Charges		\$342.97

Current Month's Electric Charges

\$342.97

Miscellaneous Credits

Interest for Cash Security Deposit

-\$18.75

Total Current Month's Credits

-\$18.75

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022745
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

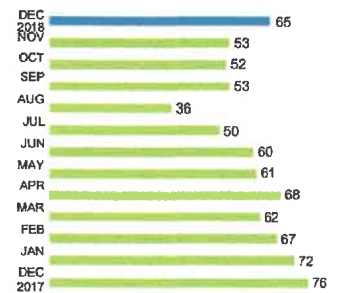
Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	12/21/18	18,498		16,863		1,635 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						1,635 kWh @ \$0.06311/kWh		
Fuel Charge						1,635 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$4.47		
Electric Service Cost						\$178.80		
Current Month's Electric Charges						\$178.80		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$8.10

Total Current Month's Credits - \$8.10

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022836
Statement Date: 01/02/19



Details of Charges – Service from 11/27/18 to 12/21/18

Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	12/21/18	12,476		12,343		133 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						133 kWh @ \$0.06311/kWh \$8.39		
Fuel Charge						133 kWh @ \$0.03132/kWh \$4.17		
Florida Gross Receipt Tax						\$0.83		
Electric Service Cost						\$33.33		
Current Month's Electric Charges						\$33.33		

Miscellaneous Credits

Interest for Cash Security Deposit

-\$1.92

Total Current Month's Credits

-\$1.92

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022968
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

Service for: 14662 CANOPY DR, TAMPA, FL 33626-3348

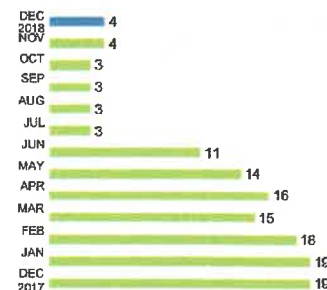
Rate Schedule: General Service - Non Demand

Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	12/21/18	39,432		39,340		92 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						92 kWh @ \$0.06311/kWh		
Fuel Charge						92 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.73		
Electric Service Cost						\$29.36		
Current Month's Electric Charges						\$29.36		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$3.60

Total Current Month's Credits - \$3.60

00000038-0000410-Page 14 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023099

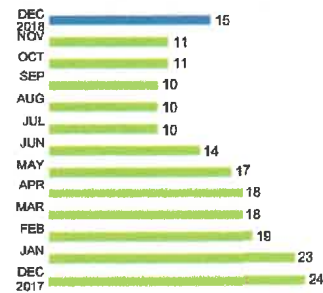
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	46,435		46,068		367 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						367 kWh @ \$0.06311/kWh		
Fuel Charge						367 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.40		
Electric Service Cost						\$55.99		
Current Month's Electric Charges						\$55.99		



Miscellaneous Credits

Interest for Cash Security Deposit

-\$4.20

Total Current Month's Credits

-\$4.20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023214
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

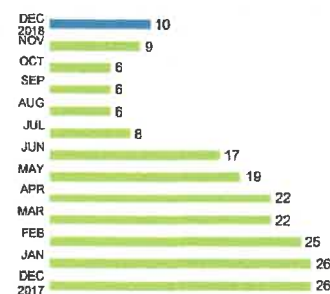
Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49906	12/21/18	58,158		57,899		259 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						259 kWh @ \$0.06311/kWh		
Fuel Charge						259 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.14		
Electric Service Cost							\$45.54	
Current Month's Electric Charges							\$45.54	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$4.35

Total Current Month's Credits - \$4.35

00000038-0000411-Page 16 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023339
Statement Date: 01/02/19

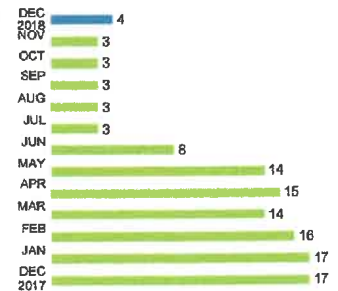
Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	68,708		68,617		91 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						91 kWh @ \$0.06311/kWh \$5.74		
Fuel Charge						91 kWh @ \$0.03132/kWh \$2.85		
Florida Gross Receipt Tax						\$0.73		
Electric Service Cost						\$29.26		
Current Month's Electric Charges						\$29.26		



Miscellaneous Credits

Interest for Cash Security Deposit

-\$3.60

Total Current Month's Credits

-\$3.60



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023446
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	50,071		49,776		295 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						295 kWh @ \$0.06311/kWh \$18.62		
Fuel Charge						295 kWh @ \$0.03132/kWh \$9.24		
Florida Gross Receipt Tax						\$1.23		
Electric Service Cost						\$49.03		
Current Month's Electric Charges						\$49.03		
Total Current Month's Charges						\$3,870.49		

Miscellaneous Credits

Interest for Cash Security Deposit	-\$3.15
Total Current Month's Credits	-\$3.15

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 3739

DATE 02/01/2019

DUE DATE 02/16/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
LABOR 1-7-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
LABOR 1-14-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
LABOR 1-21-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
LABOR 1-28-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
	1		0.00

BALANCE DUE

\$240.00

57204
 121 4612

REVIEWEDdthomas 2/21/2019



INVOICE

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

Customer #: 10689180
Invoice #: 1515972
Invoice Date: 12/1/2018
Cust PO #:

JobNumber	Description	Amount
342300108	Park Place CDD CREDIT for Dog disposal non-pickup in December 2018	250.00-
Total invoice amount		250.00-
Taxable amount		
Tax amount		
Balance due		250.00-

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 #: 1515972
Invoice Date: 12/1/2018

Amount Due: \$250.00-

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 740655
Atlanta, GA 30374-0655



Prime Contract Invoice – Fixed Lump Sum

Project Information	
Project #	JSU-05-19-0021
Title	Park Place Community
Address	11740 Casa Lago Lane
City, State, Zip	Tampa, FL 33626
Country	US

Prime Contract Invoice	
Contract No.	001
Invoice No.	JSU-05-19-0021
Invoice Date	04-Feb-2019
Payment Due	06-Mar-2019

From	
Contact	James Surowiecki
Company	Driveway Maintenance, Inc.
Address	1901 N. 57th St
City, State, Zip	Tampa, FL 33916
Country	United States
Phone	813-228-6826
Fax	305-836-7209

To	
Contact	Phil Chang
Company	Park Place CDD C/O Johnson Engineering Inc.
Address	11740 Casa Lago Lane
City, State, Zip	Tampa, FL 33626
Country	US
Phone	
Fax	

Description	Revised Budget	Previous Completed & Stored	Current Completed & Stored	Total Completed & Stored	% Complete	Balance To Finish	Retainage
01: Mill & Overlay, Patching.	\$31,920.00	\$0.00	\$7,980.00	\$7,980.00	25.00	\$23,940.00	\$0.00
Invoice Total =	\$31,920.00	\$0.00	\$7,980.00	\$7,980.00	25.00	\$23,940.00	\$0.00

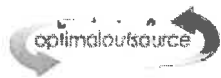
Deposit

Subtotal = \$7,980.00
Tax = \$0.00
Total = \$7,980.00

53914
4910

Remit Payment to: PO Box 5985 - Tampa, FL 33675-5985 813-228-6826 - Fax 813-228-0940
Thank You for Your Business

REVIEWEDthomas 2/21/2019



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0242037

Feb 1, 2019

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HABZWdXMAMPDF
Job Name Gate Notification
PO Number Park Place
Due Date Mar 3, 2019

Summary

Materials & Services

Printing, inserting and mailing.

167 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

167 | 1 Sheet total: 45.09

167 | Pressure Seal Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	45.090	T	\$45.09
167	0.500	N	\$83.50
Subtotal			\$128.59
Tax			\$3.83
Total			\$132.42

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

Date	Invoice #
1/28/2019	13102

Bill To
Park Place CDD c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To
11740 Caso Lago Lane (Clubhouse address) Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/28/2019			

Quantity	Description	Price Each	Amount
	Inspection Report - Category 3, #1		
1	Remove large dead oak tree by clubhouse off Casa Lago Ln	450.00	450.00
1	6" caliper live oak to replace dead tree	795.00	795.00
20	#1 gal Minima Jasmine	5.00	100.00
<div style="text-align: center;"> <p>53904</p> <p>4554</p> <p>1310</p> </div>			

Total		\$1,345.00
Payments/Credits		\$0.00
Balance Due		\$1,345.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

REVIEWEDdthomas 2/21/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

Date	Invoice #
1/28/2019	13103

Bill To
Park Place CDD c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To
11740 Caso Lago Lane (Clubhouse address) Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/28/2019			
Quantity	Description			Price Each	Amount	
	Clean up corner of S Mobley & Racetrac Rd as approved by Brian Howell (email 1/22/19)			450.00	450.00	
	4582 BS 53904					

	Total	\$450.00
	Payments/Credits	\$0.00
	Balance Due	\$450.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

REVIEWEDthomas 2/21/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

Date	Invoice #
2/11/2019	13181

Bill To
Park Place CDD c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To
Park Place CDD Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		2/11/2019			
Quantity	Description			Price Each	Amount	
	irrigation repairs done 2 /1 made 2 lateral line repairs and one 2 inch mainline repair at eccelsia and casa lago labor 2 techs x 4 hours			400.00	400.00	
	2 lateral line repairs			100.00	100.00	
	2 inch main line repair eccelsai and casa lago			250.00	250.00	
<div>53904</div> <div>By 4580</div>						

Thank you for your business.

Total \$750.00

Payments/Credits \$0.00

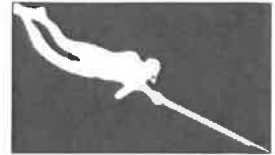
Balance Due \$750.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

REVIEWEDdthomas 2/21/2019

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 3756

DATE 02/19/2019

DUE DATE 03/21/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park: Pressure Wash playground, Cabana from roof to sidewalks, restrooms and parking area. Cost includes labor, machine time and cleaning solution.	1	510.00	510.00

BALANCE DUE

\$510.00

BN

4911 53914
no

REVIEWEDdthomas 2/21/2019

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Monthly Contract Sub-Total		\$ 0.00			
Variable Contract					
Variable Contract Sub-Total		\$ 0.00			
Utilities					
BOCC	1923999022 021319	\$ 83.27			WM - Reclaim Water Service - thru 02/11/19
Tampa Electric	311000010091 010719	3,062.81			Electric Service - thru 12/21/18
Utilities Sub-Total		\$ 3,146.08			
Regular Services					
Regular Services Sub-Total		\$ 0.00			
Additional Services					
Additional Services Sub-Total		\$ 0.00			
TOTAL:		\$ 3,146.08			

Approved (with any necessary revisions noted):

Signature

Printed Name

**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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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	02/13/2019	03/06/2019



Summary of Account Charges

Previous Balance	\$80.89
Net Payments - Thank You	(\$80.89)
Total Account Charges	\$83.27

AMOUNT DUE	\$83.27
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Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

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

REVIEWED dthomas 2/21/2019



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 1923999022

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



FEB 19 2019

THANK YOU!



PARK PLACE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

72

DUE DATE	03/06/2019
AMOUNT DUE	\$83.27
AMOUNT PAID	

0019239990229

56
00000083279



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	02/13/2019	03/06/2019

Service Address: 11741 CITRUS PARK DR

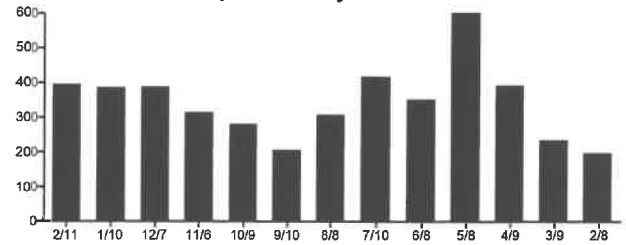
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	01/10/2019	340155	02/11/2019	344085	393000	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$65.71
Total Service Address Charges	\$65.71

Consumption History x 1000 Gallons



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	02/13/2019	03/06/2019

Service Address: 11698 CITRUS PARK DR

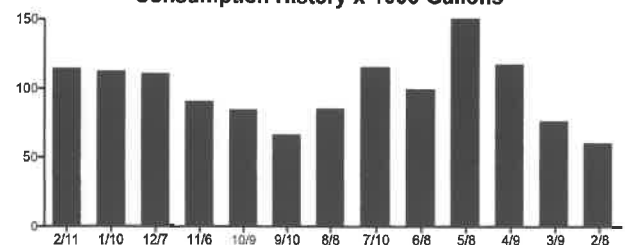
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	01/10/2019	48714	02/11/2019	49859	114500	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$17.56
Total Service Address Charges	\$17.56

Consumption History x 1000 Gallons





ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 01/07/19
Account: 311000010091

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



Current month's charges:	\$3,870.49
Total amount due:	\$3,661.90
Payment Due By:	01/21/19

Your Account Summary

Previous Amount Due	\$3,885.28
Payment(s) Received Since Last Statement	-\$3,885.28
Miscellaneous Credits	-\$208.59
Credit balance after payments and credits	-\$208.59
Current Month's Charges	\$3,870.49
Total Amount Due	\$3,661.90

DO NOT PAY. Your account will be drafted on 01/21/19

3661.90
1/24/19



REVIEWED dthomas 2/21/2019

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



More options for you.

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

53102 53104 53106
4301 4301 4301
448 150

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:	\$3,870.49
Total amount due:	\$3,661.90
Payment Due By:	01/21/19
Amount Enclosed	\$

700625000662 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/21/19

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



Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

00000038-0000-405-Page 4 of 20

Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at **tampaelectric.com** or call **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

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	\$33.44
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$947.14
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1638.05
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.86
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.97
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$178.80
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$33.33
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$29.36
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$55.99
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$45.54
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$29.26
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$49.03



ACCOUNT INVOICE

tampaelectric.com



Account: 211007038386

Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/18/18

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	12/18/18	24,097		23,963		134 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						134 kWh @ \$0.06311/kWh \$8.46		
Fuel Charge						134 kWh @ \$0.03132/kWh \$4.20		
Florida Gross Receipt Tax						\$0.84		
Electric Service Cost						\$33.44		
Current Month's Electric Charges						\$33.44		

Miscellaneous Credits

Interest for Cash Security Deposit

-\$2.37

Total Current Month's Credits

-\$2.37

00000038-0000406- Page 6 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1760 kWh @ \$0.03221/kWh	\$56.69
Fixture & Maintenance Charge	22 Fixtures	\$306.89
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1760 kWh @ \$0.03095/kWh	\$54.47
Florida Gross Receipt Tax		\$2.85

Lighting Charges **\$947.14**

Current Month's Electric Charges **\$947.14**

Miscellaneous Credits

Interest for Cash Security Deposit **-\$40.20**

Total Current Month's Credits **-\$40.20**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109

Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1712 kWh @ \$0.03221/kWh	\$55.14
Fixture & Maintenance Charge	43 Fixtures	\$602.16
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1712 kWh @ \$0.03095/kWh	\$52.99
Florida Gross Receipt Tax		\$2.77
Lighting Charges		\$1,638.05
Current Month's Electric Charges		\$1,638.05

Miscellaneous Credits

Interest for Cash Security Deposit - \$90.75

Total Current Month's Credits **-\$90.75**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232

Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	243 kWh @ \$0.03221/kWh	\$7.83
Fixture & Maintenance Charge	7 Fixtures	\$92.41
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	243 kWh @ \$0.03095/kWh	\$7.52
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$258.86

Current Month's Electric Charges **\$258.86**

Miscellaneous Credits

Interest for Cash Security Deposit - \$14.70

Total Current Month's Credits **-\$14.70**

00000036-0000408-Page 9 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	264 kWh @ \$0.03221/kWh	\$8.50
Fixture & Maintenance Charge	6 Fixtures	\$82.44
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	264 kWh @ \$0.03095/kWh	\$8.17
Florida Gross Receipt Tax		\$0.43
Lighting Charges		\$228.72

Current Month's Electric Charges **\$228.72**

Miscellaneous Credits

Interest for Cash Security Deposit - \$12.90

Total Current Month's Credits **-\$12.90**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463
Statement Date: 01/02/19

Details of Charges – Service from 11/17/18 to 12/18/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	336 kWh @ \$0.03221/kWh	\$10.82
Fixture & Maintenance Charge	9 Fixtures	\$127.44
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	336 kWh @ \$0.03095/kWh	\$10.40
Florida Gross Receipt Tax		\$0.54
Lighting Charges		\$342.97

Current Month's Electric Charges

\$342.97

Miscellaneous Credits

Interest for Cash Security Deposit

-\$18.75

Total Current Month's Credits

-\$18.75

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022745
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

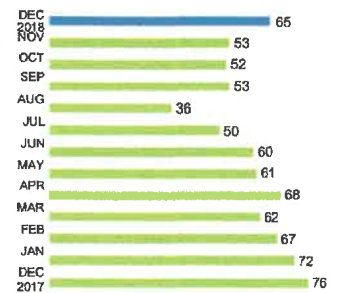
Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	12/21/18	18,498		16,863		1,635 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						1,635 kWh @ \$0.06311/kWh		
Fuel Charge						1,635 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$4.47		
Electric Service Cost						\$178.80		
Current Month's Electric Charges						\$178.80		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$8.10

Total Current Month's Credits - \$8.10

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022836

Statement Date: 01/02/19



Details of Charges – Service from 11/27/18 to 12/21/18

Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	12/21/18	12,476		12,343		133 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						133 kWh @ \$0.06311/kWh		
Fuel Charge						133 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.83		
Electric Service Cost						\$33.33		
Current Month's Electric Charges						\$33.33		

Miscellaneous Credits

Interest for Cash Security Deposit

-\$1.92

Total Current Month's Credits

-\$1.92

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022968
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

Service for: 14662 CANOPY DR, TAMPA, FL 33626-3348

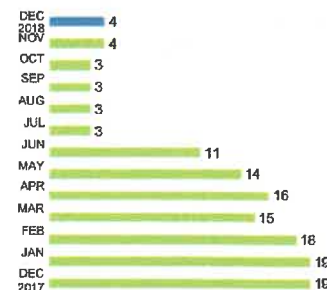
Rate Schedule: General Service - Non Demand

Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	12/21/18	39,432		39,340		92 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						92 kWh @ \$0.06311/kWh		
Fuel Charge						92 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.73		
Electric Service Cost						\$29.36		
Current Month's Electric Charges						\$29.36		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$3.60

Total Current Month's Credits - \$3.60

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015023099

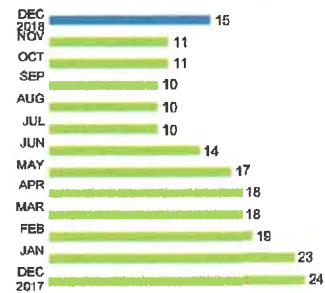
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	46,435		46,068		367 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						367 kWh @ \$0.06311/kWh		
Fuel Charge						367 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.40		
Electric Service Cost						\$55.99		
Current Month's Electric Charges						\$55.99		



Miscellaneous Credits

Interest for Cash Security Deposit

-\$4.20

Total Current Month's Credits

-\$4.20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023214
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

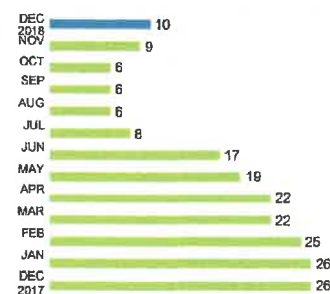
Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49906	12/21/18	58,158		57,899		259 kWh	1	25 Days
Basic Service Charge						\$19.94		
Energy Charge						259 kWh @ \$0.06311/kWh		
Fuel Charge						259 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.14		
Electric Service Cost							\$45.54	
Current Month's Electric Charges							\$45.54	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$4.35

Total Current Month's Credits - \$4.35

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015023339
Statement Date: 01/02/19



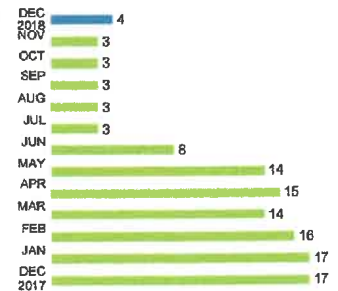
Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	68,708		68,617		91 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						91 kWh @ \$0.06311/kWh \$5.74		
Fuel Charge						91 kWh @ \$0.03132/kWh \$2.85		
Florida Gross Receipt Tax						\$0.73		
Electric Service Cost						\$29.26		
Current Month's Electric Charges						\$29.26		



Miscellaneous Credits

Interest for Cash Security Deposit

-\$3.60

Total Current Month's Credits

-\$3.60



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023446
Statement Date: 01/02/19

Details of Charges – Service from 11/27/18 to 12/21/18

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	12/21/18	50,071		49,776		295 kWh	1	25 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						295 kWh @ \$0.06311/kWh \$18.62		
Fuel Charge						295 kWh @ \$0.03132/kWh \$9.24		
Florida Gross Receipt Tax						\$1.23		
Electric Service Cost						\$49.03		
Current Month's Electric Charges						\$49.03		
Total Current Month's Charges						\$3,870.49		

Miscellaneous Credits

Interest for Cash Security Deposit	-\$3.15
Total Current Month's Credits	-\$3.15

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Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park Place Community Development District

Balance Sheet

As of 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	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	1,649,329	0	0	0	0	0	1,649,329
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Due From Debt Service Fund	1,022	0	0	0	0	0	1,022
Investments - Reserve 2008 (7002)	0	18,966	0	0	0	0	18,966
Investments - Revenue 2008 (7004)	0	300,012	0	0	0	0	300,012
Investments - Redemption 2008 (7007)	0	0	0	0	0	0	0
Investments - Revenue 2014 (4001)	0	0	362,961	0	0	0	362,961
Investments - Reserve 2014 (4003)	0	0	82,341	0	0	0	82,341
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
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	10,095,559	0	10,095,559
Ancillary Cost	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	4,963,031	4,963,031
Other	0	0	0	0	0	0	0
Total Assets	1,660,496	318,978	445,302	0	12,549,712	5,650,000	20,624,487
Liabilities							
Accounts Payable	26,571	0	0	0	0	0	26,571
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
Due to Developer	0	0	0	60	0	0	60
Accrued Expenses Payable	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	1,915,000	1,915,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	3,735,000	3,735,000
Other	0	0	0	0	0	0	0
Total Liabilities	26,571	0	1,022	60	0	5,650,000	5,677,653
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	179,233	206,801	(60)	0	0	385,974
Fund Balance-Unreserved	1,181,419	0	0	0	0	0	1,181,419
Investment In General Fixed Assets	0	0	0	0	12,549,712	0	12,549,712
Other	452,506	139,745	237,478	0	0	0	829,730

Park Place Community Development District

Balance Sheet

As of 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits	<u>1,633,925</u>	<u>318,978</u>	<u>444,280</u>	<u>(60)</u>	<u>12,549,712</u>	<u>0</u>	<u>14,946,835</u>
Total Liabilities & Fund Equity	<u>1,660,496</u>	<u>318,978</u>	<u>445,302</u>	<u>0</u>	<u>12,549,712</u>	<u>5,650,000</u>	<u>20,624,487</u>

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

001 - General Fund
(In Whole Numbers)

Admin

	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	126,778	(3,866)	(3)%
Total Revenues	130,644	126,778	(3,866)	(3)%
Expenditures				
Legislative				
Supervisor Fees	12,000	3,600	8,400	70 %
Financial & Administrative				
Management Services	52,000	21,067	30,933	59 %
District Engineer	8,000	16,809	(8,809)	(110)%
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,663	2,587	36 %
Accounting Services	31,000	12,917	18,083	58 %
Auditing Services	5,000	0	5,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage and Resident Notices	750	115	635	85 %
Professional Liability Insurance	3,000	2,500	500	17 %
Legal Advertising	600	387	213	36 %
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	419	0	419	100 %
Website Development & Maintenance	200	2,000	(1,800)	(900)%
Legal Counsel				
District Counsel	4,700	3,002	1,698	36 %
Other Physical Environment				
General Liability Insurance	0	8,526	(8,526)	0 %
District Permit Compliance	500	0	500	100 %
Parks & Recreation				
Security Patrol	2,000	0	2,000	100 %
Total Expenditures	130,644	75,760	54,884	42 %
Excess of Revenues Over (Under) Expenditures	0	51,018	51,018	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

001 - General Fund

(In Whole Numbers)

Windsor Mandolin

	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	208,854	(6,370)	(3)%
Total Revenues	215,224	208,854	(6,370)	(3)%
Expenditures				
Electric Utility Services				
Electric Utility Services	36,584	12,088	24,496	67 %
Water-Sewer Combination Services				
Water Utility Services	800	325	475	59 %
Other Physical Environment				
Storm Drain Maintenance	5,500	0	5,500	100 %
General Liability Insurance	9,400	0	9,400	100 %
Plant Replacement Program	13,000	605	12,395	95 %
Landscape Maintenance - Contract	69,400	19,004	50,396	73 %
Landscape Maintenance - Other	17,000	2,650	14,350	84 %
Aquatics Maintenance	12,000	4,000	8,000	67 %
Aquatics Maintenance - Other	3,000	0	3,000	100 %
Irrigation Maintenance	9,000	1,982	7,018	78 %
Entry & Walls Maintenance	1,500	0	1,500	100 %
Capital Improvements	13,540	149	13,391	99 %
Pressure Washing - Common Areas	2,000	5,295	(3,295)	(165)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	4,500	0	4,500	100 %
Sidewalk Maintenance	2,000	0	2,000	100 %
Decorative Light Maintenance	8,000	200	7,800	98 %
Holiday Decor	7,000	3,375	3,625	52 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Total Expenditures	215,224	49,673	165,551	77 %
Excess of Revenues Over (Under) Expenditures	0	159,181	159,181	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

001 - General Fund
(In Whole Numbers)

Highland Park

	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	282,138	(6,381)	(2)%
Total Revenues	288,519	282,138	(6,381)	(2)%
Expenditures				
Electric Utility Services				
Electric Utility Services	8,500	1,772	6,728	79 %
Water-Sewer Combination Services				
Water Utility Services	5,000	1,015	3,985	80 %
Other Physical Environment				
Storm Drain Maintenance	10,000	0	10,000	100 %
General Liability Insurance	5,000	0	5,000	100 %
Plant Replacement Program	11,250	3,454	7,796	69 %
Plant Replacement Program - Racetrack Road	9,077	450	8,627	95 %
Landscape Maintenance - Other	0	3,221	(3,221)	0 %
Aquatics Maintenance	26,205	9,169	17,036	65 %
Landscape Maintenance - Highland Park Contract	84,446	27,906	56,540	67 %
Landscape Maintenance - Racetrack Road Contract	15,946	1,545	14,401	90 %
Irrigation Maintenance	19,375	5,650	13,725	71 %
Entry & Walls Maintenance	1,875	0	1,875	100 %
Miscellaneous Repairs & Maintenance	5,000	356	4,644	93 %
Pressure Washing - Common Areas	4,890	4,526	364	7 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000	14,490	(12,490)	(625)%
Sidewalk Maintenance	2,063	383	1,681	81 %
Street Light Maintenance	6,000	257	5,744	96 %
Decorative Light Maintenance	2,000	4,275	(2,275)	(114)%
Holiday Decor	15,000	4,688	10,313	69 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Fountain Maintenance	750	563	188	25 %
Park Facility Janitorial Maintenance Contracted	2,600	1,170	1,430	55 %
Park Facility Maintenance and Improvement	1,000	158	843	84 %
Reserves				
Transfer to Operating Reserve	29,042	0	29,042	100 %
Transfer to Capital Reserves	20,500	0	20,500	100 %
Total Expenditures	288,519	85,046	203,473	71 %
Excess of Revenues Over (Under) Expenditures	0	197,092	197,092	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

001 - General Fund

(In Whole Numbers)

Mixed Use

	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	73,224	(2,233)	(3)%
Total Revenues	75,458	73,224	(2,233)	(3)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	593	1,207	67 %
Water-Sewer Combination Services				
Water Utility Services	1,425	338	1,087	76 %
Other Physical Environment				
Storm Drain Maintenance	1,352	0	1,352	100 %
General Liability Insurance	1,650	0	1,650	100 %
Plant Replacement Program	3,750	1,151	2,599	69 %
Plant Replacement Program - Racetrack Road	3,026	150	2,876	95 %
Landscape Maintenance - Other	4,000	657	3,343	84 %
Landscape Installation/Maintenance - Race Track Rd	3,000	0	3,000	100 %
Aquatics Maintenance	8,735	3,056	5,679	65 %
Landscape Maintenance - Highland Park Contract	20,232	9,302	10,930	54 %
Landscape Maintenance - Racetrack Road Contract	4,982	515	4,467	90 %
Irrigation Maintenance	6,125	1,958	4,167	68 %
Entry & Walls Maintenance	625	0	625	100 %
Miscellaneous Repairs & Maintenance	2,000	119	1,881	94 %
Pressure Washing - Common Areas	2,000	1,509	491	25 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,000	4,830	(3,830)	(383)%
Sidewalk Maintenance	688	128	561	81 %
Street Light Maintenance	2,000	86	1,915	96 %
Decorative Light Maintenance	650	1,425	(775)	(119)%
Holiday Decor	250	1,563	(1,313)	(525)%
Parks & Recreation				
Fountain Maintenance	250	188	63	25 %
Park Facility Janitorial Maintenance Contracted	960	390	570	59 %
Park Facility Maintenance and Improvement	650	53	598	92 %
Reserves				
Transfer to Capital Reserves	4,308	0	4,308	100 %
Total Expenditures	75,458	28,009	47,449	63 %
Excess of Revenues Over (Under) Expenditures	0	45,215	45,215	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

200 - Debt Service Fund - Series 2008
(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	189,573	184,048	(5,525)	(3)%
Interest Earnings				
Interest Earnings	0	1,561	1,561	0 %
Total Revenues	189,573	185,610	(3,964)	(2)%
Expenditures				
Debt Service Payments				
Interest Payments	89,573	45,864	43,709	49 %
Principal Payments	100,000	0	100,000	100 %
Total Expenditures	189,573	45,864	143,709	76 %
Excess of Revenues Over (Under) Expenditures	0	139,745	139,745	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2018 Through 2/28/2019

201 - Debt Service Fund - Series 2014
(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	329,363	319,614	(9,749)	(3)%
Interest Earnings				
Interest Earnings	0	1,902	1,902	0 %
Total Revenues	329,363	321,516	(7,847)	(2)%
Expenditures				
Debt Service Payments				
Interest Payments	164,363	84,038	80,326	49 %
Principal Payments	165,000	0	165,000	100 %
Total Expenditures	329,363	84,038	245,326	74 %
Excess of Revenues Over (Under) Expenditures	0	237,478	237,478	0 %

Park Place Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Bank Balance	1,650,838.85
Less Outstanding Checks/Vouchers	1,510.00
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	1,649,328.85
Balance Per Books	<u>1,649,328.85</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5357	2/21/2019	System Generated Check/Voucher	1,000.00	OLM, Inc.
5358	2/21/2019	System Generated Check/Voucher	510.00	Spearem Enterprises LLC
Outstanding Checks/Vouchers			1,510.00	

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5341	2/1/2019	System Generated Check/Voucher	80.89	BOCC - Hillsborough County Water Resource Services
5342	2/1/2019	System Generated Check/Voucher	6,625.61	Meritus Districts
5343	2/1/2019	System Generated Check/Voucher	1,200.00	Millennium Lawn and Landscape Inc.
5344	2/1/2019	System Generated Check/Voucher	830.00	Straley Robin Vericker
5345	2/5/2019	Series 2008 FY19 Tax Dist ID 406	4,246.61	Park Place CDD
5346	2/5/2019	Series 2014 FY19 Tax Dist ID 406	7,374.56	Park Place CDD
5347	2/7/2019	System Generated Check/Voucher	413.40	BOCC - Hillsborough County Water Resource Services
5348	2/7/2019	System Generated Check/Voucher	7,980.00	Driveway Maintenance Inc.
5349	2/7/2019	System Generated Check/Voucher	83.50	Meritus Districts
5350	2/7/2019	System Generated Check/Voucher	1,795.00	Millennium Lawn and Landscape Inc.
5351	2/7/2019	System Generated Check/Voucher	240.00	Spearem Enterprises LLC
5352	2/14/2019	System Generated Check/Voucher	64.60	BOCC - Hillsborough County Water Resource Services
5353	2/14/2019	System Generated Check/Voucher	2,746.25	Johnson Engineering, Inc.
5354	2/14/2019	System Generated Check/Voucher	750.00	Millennium Lawn and Landscape Inc.
5355	2/21/2019	System Generated Check/Voucher	150.00	Bella Pool Service LLC
5356	2/21/2019	System Generated Check/Voucher	83.27	BOCC - Hillsborough County Water Resource Services
311000010091 020519	2/22/2019	paid by ACH service 12/19/18 - 01/21/19	3,836.24	TECO
Cleared Checks/Vouchers			38,499.93	

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR335	2/5/2019	Tax Distribution - 02.05.19	27,564.71
Cleared Deposits				27,564.71

Account number:
Image count: 16



San Francisco, CA 94163



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	1,661,774.07	02/11	1,678,483.78	02/22	1,662,693.29
02/01	1,655,148.46	02/13	1,670,503.78	02/25	1,662,543.29
02/04	1,653,118.46	02/14	1,670,090.38	02/26	1,650,922.12
02/06	1,680,602.28	02/19	1,667,344.13	02/28	1,650,838.85
02/07	1,680,518.78	02/20	1,666,529.53		
Average daily ledger balance		\$1,666,285.44			

Action Item Template

Date	March 1, 2019
District	Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Engineer Report	PC	March	Mar Meeting		done	Please see enclosed report from Phil.
2	Mandolin/Windsor Towing	BH	February	Mar Meeting		open	On agenda for meeting.
4	Aquatics	BH	March	Mar Meeting		done	Please see reports
5	Reserve Study Update	BH	February	Mar		open	Ordered
6	Landscape	BH	January	Mar Meeting		done	Please see OLM inspection report in book.
7	Gates	BH	January	Mar Meeting		open	Transition completed
8	TECO Street Lights M/W	BH	January	Mar Meeting		open	Will discuss at meeting
9	M/W Signs	BH	February	Mar Meeting		open	Signs ordered in fabrication.



YELLOWSTONE

LANDSCAPE

CUSTOMER <i>Highland/Mandelin</i>				INVOICE <i>176</i>			
DATE <i>2-8-19</i>	TIME <i>1:30</i>	WEATHER <i>570° Clear</i>				PAGE <i>1</i>	
				OF <i>1</i>			

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	<i>15</i>									
ALGAE										
GRASS & BRUSH										
SUBMERSED AQUATICS	<i>✓</i>									
FLOATING WEEDS	<i>✓</i>									
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT										
PHYSICAL REMOVAL										
OTHER										
DAYS OF RESTRICTION	<i>0</i>									

COMMENTS

Follow up treatment to keep duckweed at bay until complete break down of dead plants.

Contact chum mixed with Flowable treatment (Hydrilla, Azolla, duckweed)

FOLLOW UP VISIT:

METHOD
BACKPACK
ATV
BOAT

CLARITY

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

FLOW

NONE
SLIGHT
HEAVY

FISH AND WILDLIFE OBSERVATIONS

ALLIGATOR
ANHINGA
BASS
BREAM
CATFISH

BOOTS
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>176</u>	
DATE <u>2-19-19</u>	TIME <u>10:30</u>	WEATHER <u>Warm 78° Clear</u>	PAGE <u>1</u>
			OF <u>2</u>

	SITE 3	SITE 4	SITE 5	SITE 6	SITE 7	SITE 13	SITE 14	SITE 15	SITE 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	Ø	Ø	Ø

COMMENTS

These are SONAR flowable treatments that will continue thru April, this way the the chem is in for the start of the summer. What we want is control of duck weed when water gets into the 80°.

FOLLOW UP VISIT:	NOT REQUIRED	MAY REQUIRE
METHOD	CLARITY	FLOW
BACKPACK	> 1'	NONE
ATV	1' - 2'	SLIGHT
BOAT	2' - 4'	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

INVOICE

Highland/Maudlin

176

DATE

TIME

WEATHER

PAGE 2

2-19-19

N/A

78° Clear

OF 2

	SITE 3	SITE 4	SITE 5	SITE 6	SITE 7	SITE 13	SITE 14	SITE 15	SITE 16	SITE
ALGAE										
GRASS & BRUSH										
SUBMERSED AQUATICS										
FLOATING WEEDS										
BLUE DYE										
OXYGEN										
WETLAND WEEDS										
SPOT TREATMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PHYSICAL REMOVAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DAYS OF RESTRICTION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS

There was over 70lbs of trash taken off these water ways in the past 2 months. Tech observed mostly plastic water bottles, beer cans and shopping bags.

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

BOOTS

CORMORANT

EGRETS

GALLINULE

GAMBUSIA

HERONS

IBIS

OSPREY

OTTER

SNAKES

TURTLES

WOOD STORK

OTHER

N/A

WETLAND HABITAT OBSERVATIONS

ARROWHEAD

BACORA

BLUE FLAG

BULRUSH

CHARA

CORDGRASS

CANNA

LILY

MAIDENCANE

NAIAD

PICKERELWEED

SOFT RUSH

SPIKERUSH

OTHER

N/A



PARK PLACE CDD

LANDSCAPE INSPECTION

March 7, 2019

ATTENDING:

CATHY KINSER-POWELL – PARK PLACE CDD

GENE ROBERTS – MERITUS

JAMES SLAYTON – MILLENNIUM

NATALIE SPEARS - MILLENNIUM

VINNY AIELLO – MILLENNIUM

RENE POLANCO - MILLENNIUM

PAUL WOODS – OLM, INC.

SCORE: 90%

**NEXT INSPECTION
APRIL 4, 2019 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Rear of bus stop: Re-trench brick wall to keep mulch contained within the bed.
2. Bus stop: Remove stubs from Ligustrum Privet near fire hydrant.
3. Casa Lago Lane intersection: Continue to hand prune Bottlebrush as needed so they do not overgrow the sidewalk.
4. Remove staking and strapping material from trees once trees are firmly rooted.
5. Highland Park entrance, at the clock: Improve the grading around irrigation valve boxes and top dress with clean mulch to neaten the appearance.
6. Frontage: Reduce tree limbs. Raise undercanopies of trees for pedestrian and vehicle clearance.
7. Remove Spanish Moss up to 15 feet from trees.
8. Remove trash and debris along Citrus Park Drive frontage.
9. Monitor flush on Bottlebrush. Reduce width of Bottlebrush so it does not overgrow the sidewalk.

FOUNTAINHEAD PARK

10. I recommend pocket prune Ligustrum Privet canopies to a looser, natural form without a heavy sheared appearance.
11. Bevel sidewalk edge of Asiatic Jasmine plantings, eliminating the vertical sheared appearance. Jasmine plantings should have a tapered appearance.

COMMON PARKS

12. Splendid Lane entrance: Remove viney and weedy growth from Juniper plantings.

13. Remove windfall and storm debris throughout park right-of-way and retention area.
14. Throughout Splendid Park, entrance, and right-of-ways: Continue removing dead material and control weeds in beds.

COMMONS

15. Fertilize Viburnum hedgerow along north perimeter.
16. Rake down fire ant mounds once insects have been eradicated.

BOURNEMOUTH

17. Pocket prune Fire Bush as plants flush with new growth to maintain a flowering shrub at approximately 36 inches.
18. Throughout commons and perimeter parking lot: Prune and elevate trees as needed, maintaining.

COACH HOMES

19. At keypad: Control fire ant mounds in planting beds.
20. Tip prune Arboricola Trinette, maintaining a low, massed form in a tiered planting.
21. Mobley Road intersection: Line trim along the foot trail down to water's edge.
22. Monitor decline in the Dogwood tree along Mobley Road adjacent to entrance and make recommendations if tree continues to decline.

WINDSOR PARK

23. Along frontage sidewalk: prune r.o.w. Trees maintain pedestrian, traffic and clearance around the "No Outlet" sign.
24. Along right-of-way: Rejuvenate prune Fakahatchee Grass and treat with systemic miticides.
25. Windsor Place Circle frontage: Improve vigor of Loropetalum.

MANDOLIN RESERVE

26. Along privacy wall north of Mandolin Reserve: Reduce height of Ligustrum hedgerow to a uniform height of approximately 6 to 7 feet, allowing plants to grow back uniformly.
27. Mandolin Reserve entrance: Remove sand, gravel, and other debris buildup along curb lines.
28. Mandolin Reserve median island: Tip prune Podocarpus.

29. Throughout common entrance area: Monitor street tree height, maintaining service vehicle clearance.
30. Complete all turf mowables.

MANDOLIN ESTATES

31. Citrus Park Drive frontage: Re-define soft lines, promoting uniform bed lines.
32. Entrance median island: Haystack prune Fountain Grass once bloom cycle is complete.
33. Remove trash and debris from pond shore during weekly service visits.
34. Complete tree elevations, sucker growth, and clearance around Gothic Lane lake shore and wood lots.

CALF PATH

35. Calf Path Drive entrance: Prune low hanging and crossing branches on Oak trees.
- 36. Remove leaf buildup from mulched beds.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Near large stormwater inlet south of Ecclesia Drive entrance: Provide a price to infill roadside rut at the sidewalk.
2. Adjacent to 11600 Greensleeve Avenue: Provide a price to remove tree stump from the wood line/residence boundary.
3. Mandolin Estates: Provide a price to install Copperleaf to supplement entrance right-of-way planting areas.
4. Citrus Park Drive median island south of Ecclesia Drive: Provide a price to remove dead Pine tree.

CATEGORY IV: NOTES TO OWNER

1. Attention Gene. Confirm with the James CDD ownership of the r.o.w. mowable between commercial office and Mandolin Estates.

CATEGORY V: NOTES TO CONTRACTOR

1. Contractor is reminded to maintain all dog station and park bench commons throughout lake shore areas. Confirm with Gene Roberts any area in question during weekly services.

PGW:ml

cc: Brian Howell Brian.howell@merituscorp.com
Gene Roberts gene.roberts@merituscorp.com

James Slayton millenniumlawnla@bellsouth.net

PARK PLACE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	5	Citrus Park
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	5	Tip pruning/Woodline/Street Trees
CLEANLINESS	10	5	Ctrl leaf drop (Bournemouth)
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date 3-7-19_Score: 90 Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Custom Report

Technician Name: administrator

Location: Highland Park

State/Province:

Address:

Postal Code/ZIP:

City:



Report Period: 2/16/2019 to 2/28/2019

		<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>
2/16/2019	00:00:00	962	15	20	362	600	314
2/17/2019	00:00:00	1,229	15	20	499	730	408
2/18/2019	00:00:00	1,191	15	20	421	770	357
2/19/2019	00:00:00	1,309	15	20	486	823	428
2/20/2019	00:00:00	1,334	15	20	527	807	438
2/21/2019	00:00:00	1,298	15	20	485	813	397
2/22/2019	00:00:00	1,154	15	20	445	709	365
2/23/2019	00:00:00	950	15	20	329	621	276
2/24/2019	00:00:00	1,229	15	20	351	878	312
2/25/2019	00:00:00	1,338	15	20	399	^H 939	350
2/26/2019	00:00:00	1,263	15	20	501	762	411
2/27/2019	00:00:00	^H 1,431	15	20	^H 575	856	^H 502
		SUM: 14,688			SUM: 5,380	SUM: 9,308	SUM: 4,558

		<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>
2/16/2019	00:00:00	38	62	33	^H 13	31	5
2/17/2019	00:00:00	^H 41	59	33	^H 13	27	5
2/18/2019	00:00:00	35	65	30	^H 13	30	5
2/19/2019	00:00:00	37	63	33	^H 13	28	5
2/20/2019	00:00:00	40	60	33	^H 13	30	5
2/21/2019	00:00:00	37	63	31	^H 13	33	5
2/22/2019	00:00:00	39	61	32	^H 13	34	5
2/23/2019	00:00:00	35	65	29	^H 13	27	5
2/24/2019	00:00:00	29	^H 71	25	12	27	5
2/25/2019	00:00:00	30	70	26	12	27	5
2/26/2019	00:00:00	40	60	33	^H 13	26	5
2/27/2019	00:00:00	40	60	^H 35	^H 13	33	5
		AVG: 36	AVG: 63	AVG: 31	AVG: 12		

		50% Speeds	85% Speeds
2/16/2019	00:00:00	14	19
2/17/2019	00:00:00	14	19
2/18/2019	00:00:00	14	19
2/19/2019	00:00:00	14	19
2/20/2019	00:00:00	14	19
2/21/2019	00:00:00	14	19
2/22/2019	00:00:00	14	19
2/23/2019	00:00:00	14	19
2/24/2019	00:00:00	13	18
2/25/2019	00:00:00	13	18
2/26/2019	00:00:00	14	19
2/27/2019	00:00:00	14	19
		AVG: 13	AVG: 18



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 3/13/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	-2	Minor debris
INVASIVE MATERIAL (FLOATING)	20	10	-10	Algae/Duckweed
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Torpedo grass
FOUNTAINS/AERATORS	20	20	0	Ok
DESIRABLE PLANTS	15	15	0	Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	OK
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	OK
RESTROOMS	6	6	0	OK
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 3/13/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Landscape needs upgrading at the playground.
SUBDIVISION MONUMENTS	30	25	-5	Dagny Court median - carry over
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Ally's will be re-paved this month
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Spearem to check the reflector angles on the lights.
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	668	-32	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, March 13, 2019

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Look clean
INVASIVE MATERIAL (FLOATING)	20	15	-5	Some algae starting to bloom
INVASIVE MATERIAL (SUBMERSED)	20	10	-10	Torpedo grass/Cattails/Primrose Willow
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	10	-5	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	Getting proposals to replace street sign poles in Reserves and

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, March 13, 2019

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good condition
RECREATIONAL AREAS	30	30	0	Good condition
SUBDIVISION MONUMENTS	30	25	0	The Reserve entrance irrigation needs to be dialed down.
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good condition
SIDEWALKS	30	25	-5	Sidewalks at Reserve entrance need pressure washing
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Lots of oak leaves
PARKING LOTS	15	15	0	Not applicable
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	OK
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	20	-5	The Reserves telephone access is not working
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
SCORE	700	675	-30	96%

Manager's Signature: Gene Roberts 3/13/2019

Supervisor's Signature: