

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 21, 2019**

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, AUGUST 21, 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	Gene Roberts
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 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 Public Hearing & Regular Meeting of the Park Place Community Development District will be held on **August 21, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Levying O&M AssessmentsTab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer.....Tab 03
 - i. Sidewalk Repair Quotes - Highland Park
 - ii. Park Place Ownership Map Clarification
 - iii. Pond 15 Remediation Proposal
- 8. BUSINESS ITEMS**
 - A. Discussion on Parking Restrictions
 - B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 04
 - C. Discussion on Landscaping EnhancementsTab 05
 - D. General Matter or the District
- 9. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes June 19, 2019 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures (Admin) June 2019 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures (HP) June 2019 Tab 08
 - D. Consideration of Operations and Maintenance Expenditures (M/W) June 2019..... Tab 09
 - E. Consideration of Operations and Maintenance Expenditures (Admin) July 2019..... Tab 10
 - F. Consideration of Operations and Maintenance Expenditures (HP) July 2019..... Tab 11
 - G. Consideration of Operations and Maintenance Expenditures (M/W) July 2019 Tab 12
 - H. Review of Financials Statements Month Ending July 31, 2019 Tab 13
- 10. MANAGEMENT REPORTS**
 - A. District ManagerTab 14
 - i. Action Item List
 - ii. Cypress Creek Aquatics
 - iii. Speed Data
 - iv. Community Inspection Reports
 - v. Millennium Landscape Report

11. SUPERVISOR REQUESTS

12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

13. 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,

Gene Roberts
District Manager

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of the Park Place Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 21, 2019 at 4:00 pm as the date and time for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that

the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018/2019 and/or revised projections for fiscal year 2019/2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Park Place Community Development District for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020," as adopted by the Board on August 21, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$1,226,093.79* to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$709,844.79</u>
Total Debt Service Funds	<u>\$516,249.00</u>
Total All Funds*	<u>\$1,226,093.79*</u>

*Not inclusive of any collection costs. —

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2019.

ATTEST:

**PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Doris Cockerell
Chair of the Board of Supervisors

Exhibit A: FY 2019/2020 Budget

2020



PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 21, 2019



PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 21, 2019

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Park Place Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2014 Special Assessment Revenue Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Special Assessment Revenue Refunding Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100 ADMINISTRATION

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	130,644.09	126,777.70	5,082.38	131,860.08	1,215.99
TOTAL SPECIAL ASSESSMENTS	130,644.09	126,777.70	5,082.38	131,860.08	1,215.99
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Undesignated Reserves	0.00	0.00	45,946.20	45,946.20	45,946.20
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	45,946.20	45,946.20	45,946.20
TOTAL REVENUES	\$130,644.09	\$126,777.70	\$51,028.58	\$177,806.28	\$47,162.19
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,600.00	5,040.00	8,640.00	(3,360.00)
TOTAL LEGISLATIVE	12,000.00	3,600.00	5,040.00	8,640.00	(3,360.00)
FINANCIAL & ADMINISTRATIVE					
Management Services	52,000.00	21,066.70	29,493.38	50,560.08	(1,439.92)
District Engineer	8,000.00	16,808.75	23,532.25	40,341.00	32,341.00
Disclosure Report	2,000.00	0.00	0.00	0.00	(2,000.00)
Trustees Fees	7,250.00	4,662.77	2,587.23	7,250.00	0.00
Accounting Services	31,000.00	12,916.70	18,083.38	31,000.08	0.08
Auditing Services	5,000.00	0.00	7,000.00	7,000.00	2,000.00
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)
Postage and Resident Notices	750.00	114.67	160.54	275.21	(474.79)
Professional Liability Insurance	3,000.00	2,500.00	3,500.00	6,000.00	3,000.00
Legal Advertising	600.00	387.00	541.80	928.80	328.80
Bank Fees	400.00	0.00	0.00	0.00	(400.00)
Dues, Licenses & Fees	175.00	2,200.00	3,080.00	5,280.00	5,105.00
Office Supplies	419.09	0.00	0.00	0.00	(419.09)
Website Development & Maintenance	200.00	2,000.00	2,800.00	4,800.00	4,600.00
TOTAL FINANCIAL & ADMINISTRATIVE	111,444.09	62,656.59	90,778.58	153,435.17	41,991.08
LEGAL COUNSEL					
District Counsel	4,700.00	3,002.13	4,202.98	7,205.11	2,505.11
TOTAL LEGAL COUNSEL	4,700.00	3,002.13	4,202.98	7,205.11	2,505.11
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	0.00	8,526.00	0.00	8,526.00	8,526.00
District Permit Compliance	500.00	0.00	0.00	0.00	(500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	500.00	8,526.00	0.00	8,526.00	8,026.00
PARKS & RECREATION					
Security Patrol	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL PARKS & RECREATION	2,000.00	0.00	0.00	0.00	(2,000.00)
CAPITAL RESERVE					
Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL RESERVE	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$130,644.09	\$77,784.72	\$100,021.56	\$177,806.28	\$47,162.19
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$48,992.98	(\$48,992.98)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100 ADMINISTRATION

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	130,644.09	131,860.08	1,215.99	130,644.09	0.00
TOTAL SPECIAL ASSESSMENTS	130,644.09	131,860.08	1,215.99	130,644.09	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Undesignated Reserves	0.00	45,946.20	45,946.20	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	45,946.20	45,946.20	0.00	0.00
TOTAL REVENUES	\$130,644.09	\$177,806.28	\$47,162.19	\$130,644.09	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	8,640.00	(3,360.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	8,640.00	(3,360.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
Management Services	52,000.00	50,560.08	(1,439.92)	52,000.00	0.00
District Engineer	8,000.00	40,341.00	32,341.00	10,000.00	2,000.00
Disclosure Report	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
Trustees Fees	7,250.00	7,250.00	0.00	7,250.00	0.00
Accounting Services	31,000.00	31,000.08	0.08	31,000.00	0.00
Auditing Services	5,000.00	7,000.00	2,000.00	7,000.00	2,000.00
Arbitrage Rebate Calculation	650.00	0.00	(650.00)	650.00	0.00
Postage and Resident Notices	750.00	275.21	(474.79)	500.00	(250.00)
Professional Liability Insurance	3,000.00	6,000.00	3,000.00	2,625.00	(375.00)
Legal Advertising	600.00	928.80	328.80	600.00	0.00
Bank Fees	400.00	0.00	(400.00)	400.00	0.00
Dues, Licenses & Fees	175.00	5,280.00	5,105.00	175.00	0.00
Office Supplies	419.09	0.00	(419.09)	419.09	0.00
Website Development & Maintenance	200.00	4,800.00	4,600.00	1,500.00	1,300.00
TOTAL FINANCIAL & ADMINISTRATIVE	111,444.09	153,435.17	41,991.08	114,119.09	2,675.00
LEGAL COUNSEL					
District Counsel	4,700.00	7,205.11	2,505.11	4,025.00	(675.00)
TOTAL LEGAL COUNSEL	4,700.00	7,205.11	2,505.11	4,025.00	(675.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	0.00	8,526.00	8,526.00	0.00	0.00
District Permit Compliance	500.00	0.00	(500.00)	500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	500.00	8,526.00	8,026.00	500.00	0.00
PARKS & RECREATION					
Security Patrol	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
TOTAL PARKS & RECREATION	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
CAPITAL RESERVE					
Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL RESERVE	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$130,644.09	\$177,806.28	\$47,162.19	\$130,644.09	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100

Financial & Administrative

Management Services

The services encompassed in this category include District Management, Recording Secretary, Field Administration, and Rentals and Leases. Management Services provide for daily administration of District business. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors. Recording Secretary services provide for preparation and recording the minutes of the official district records of proceeding. Field Administrative Services provide for assisting the general public with day-to-day service calls, questions, and comments that are considered part of the District's obligation in providing responsive and quality customer services to the general public. Technology Services provide for; 1. Maintaining operating components and systems in compliance with governmental accounting standards. 2. Rentals and Leases provide for required storage of official District records.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with

Disclosure Report

This is required of the District as part of the bond indentures.

Trustee Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the management contract, the District retains Financial and Accounting Services to oversee and manage cash inflows and outflows, record the District's financial transactions in compliance with governmental accounting standards, prepare the annual tax roll for the County, provide financial statements and schedules, coordinate the annual independent audit, prepare and submit necessary IRS forms and documentation, prepare

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Liability Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year

Miscellaneous Fees

This is to aid in unforeseen issues.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Development & Maintenance

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to fund new items as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Operating Reserves

Reserves for Contingencies

This item allows for the funding of unforeseen expenditures which could be needed to supplement other budgeted line items as the need arises.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101 WINDSOR/MANDOLIN

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	215,224.40	208,854.28	8,372.73	217,227.01	2,002.61
TOTAL SPECIAL ASSESSMENTS	215,224.40	208,854.28	8,372.73	217,227.01	2,002.61
OTHER MISCELLANEOUS REVENUES - W/M					
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES - W/M	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$215,224.40	\$208,854.28	\$8,372.73	\$217,227.01	\$2,002.61
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	36,584.40	12,088.25	16,923.55	29,011.80	(7,572.60)
TOTAL ELECTRIC UTILITY SERVICES	36,584.40	12,088.25	16,923.55	29,011.80	(7,572.60)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	800.00	324.64	454.50	779.14	(20.86)
TOTAL WATER-SEWER COMBINATION SERVICES	800.00	324.64	454.50	779.14	(20.86)
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	5,500.00	0.00	0.00	0.00	(5,500.00)
General Liability Insurance	9,400.00	0.00	0.00	0.00	(9,400.00)
Plant Replacement Program	13,000.00	604.84	846.78	1,451.62	(11,548.38)
Landscape Maintenance - Contract	69,400.00	19,004.46	26,606.24	45,610.70	(23,789.30)
Landscape Maintenance - Other	17,000.00	2,650.00	3,710.00	6,360.00	(10,640.00)
Aquatics Maintenance	12,000.00	4,000.00	5,600.00	9,600.00	(2,400.00)
Aquatics Maintenance - Other	3,000.00	0.00	0.00	0.00	(3,000.00)
Irrigation Maintenance	9,000.00	1,981.81	2,774.53	4,756.34	(4,243.66)
Entry & Walls Maintenance	1,500.00	0.00	0.00	0.00	(1,500.00)
Capital Improvements	13,540.00	149.35	209.09	358.44	(13,181.56)
Pressure Washing - Common Areas	2,000.00	5,295.00	7,413.00	12,708.00	10,708.00
TOTAL OTHER PHYSICAL ENVIRONMENT	155,340.00	33,685.46	47,159.64	80,845.10	(74,494.90)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	4,500.00	0.00	0.00	0.00	(4,500.00)
Sidewalk Maintenance	2,000.00	0.00	0.00	0.00	(2,000.00)
Decorative Light Maintenance	8,000.00	200.00	280.00	480.00	(7,520.00)
Holiday Decor	7,000.00	3,375.00	4,725.00	8,100.00	1,100.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	21,500.00	3,575.00	5,005.00	8,580.00	(12,920.00)
PARKS & RECREATION					
Off Duty Deputy Services	1,000.00	0.00	0.00	0.00	(1,000.00)
TOTAL PARKS & RECREATION	1,000.00	0.00	0.00	0.00	(1,000.00)
RESERVES					
Transfer to Capital Reserves	0.00	0.00	98,010.97	98,010.97	98,010.97
TOTAL RESERVES	0.00	0.00	98,010.97	98,010.97	98,010.97
TOTAL EXPENDITURES	\$215,224.40	\$49,673.35	\$167,553.66	\$217,227.01	\$2,002.61
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$159,180.93	(\$159,180.93)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101 WINDSOR/MANDOLIN

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	215,224.40	217,227.01	2,002.61	215,224.40	0.00
TOTAL SPECIAL ASSESSMENTS	215,224.40	217,227.01	2,002.61	215,224.40	0.00
OTHER MISCELLANEOUS REVENUES - W/M					
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES - W/M	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$215,224.40	\$217,227.01	\$2,002.61	\$215,224.40	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	36,584.40	29,011.80	(7,572.60)	31,000.00	(5,584.40)
TOTAL ELECTRIC UTILITY SERVICES	36,584.40	29,011.80	(7,572.60)	31,000.00	(5,584.40)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	800.00	779.14	(20.86)	800.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	800.00	779.14	(20.86)	800.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	5,500.00	0.00	(5,500.00)	5,636.60	136.60
General Liability Insurance	9,400.00	0.00	(9,400.00)	2,315.60	(7,084.40)
Plant Replacement Program	13,000.00	1,451.62	(11,548.38)	13,000.00	0.00
Landscape Maintenance - Contract	69,400.00	45,610.70	(23,789.30)	80,000.00	10,600.00
Landscape Maintenance - Other	17,000.00	6,360.00	(10,640.00)	17,000.00	0.00
Aquatics Maintenance	12,000.00	9,600.00	(2,400.00)	10,500.00	(1,500.00)
Aquatics Maintenance - Other	3,000.00	0.00	(3,000.00)	3,000.00	0.00
Irrigation Maintenance	9,000.00	4,756.34	(4,243.66)	7,500.00	(1,500.00)
Entry & Walls Maintenance	1,500.00	0.00	(1,500.00)	1,500.00	0.00
Capital Improvements	13,540.00	358.44	(13,181.56)	13,540.00	0.00
Pressure Washing - Common Areas	2,000.00	12,708.00	10,708.00	5,000.00	3,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	155,340.00	80,845.10	(74,494.90)	158,992.20	3,652.20
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	4,500.00	0.00	(4,500.00)	4,500.00	0.00
Sidewalk Maintenance	2,000.00	0.00	(2,000.00)	3,932.20	1,932.20
Decorative Light Maintenance	8,000.00	480.00	(7,520.00)	8,000.00	0.00
Holiday Decor	7,000.00	8,100.00	1,100.00	7,500.00	500.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	21,500.00	8,580.00	(12,920.00)	23,932.20	2,432.20
PARKS & RECREATION					
Off Duty Deputy Services	1,000.00	0.00	(1,000.00)	500.00	(500.00)
TOTAL PARKS & RECREATION	1,000.00	0.00	(1,000.00)	500.00	(500.00)
RESERVES					
Transfer to Capital Reserves	0.00	98,010.97	98,010.97	0.00	0.00
TOTAL RESERVES	0.00	98,010.97	98,010.97	0.00	0.00
TOTAL EXPENDITURES	\$215,224.40	\$217,227.01	\$2,002.61	\$215,224.40	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101

Electric Utility Services

Electric Utility Services - Entry

This item is for electricity services for irrigation well pump, street lights, aesthetic uplighting, sidewalks and other common areas.

Other Physical Environment

Storm Drain Maintenance

This item is for maintaining the storm drain structures that require yearly upkeep and occasional repair.

General Liability Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year as certain material extends its useful life expectancy.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness. This item also cover repairs to the Districts wells and electrical components.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Sidewalk Maintenance

This item is for maintenance of the District owned sidewalk system.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Reserves

Capital Reserves

This item creates a fund for capital improvements relating to the District's parks and recreational areas.

Operational Reserves

This item is intended develop ample reserves at the end of the fiscal year to allow the District to operate until the property taxes come in.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102 HIGHLAND PARK

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	288,518.75	282,137.91	11,310.61	293,448.52	4,929.77
TOTAL SPECIAL ASSESSMENTS	288,518.75	282,137.91	11,310.61	293,448.52	4,929.77
OTHER MISCELLANEOUS REVENUES - H/P					
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES - H/P	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$288,518.75	\$282,137.91	\$11,310.61	\$293,448.52	\$4,929.77
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	8,500.00	1,771.90	2,480.66	4,252.56	(4,247.44)
TOTAL ELECTRIC UTILITY SERVICES	8,500.00	1,771.90	2,480.66	4,252.56	(4,247.44)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	1,015.46	1,421.64	2,437.10	(2,562.90)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	1,015.46	1,421.64	2,437.10	(2,562.90)
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
General Liability Insurance	5,000.00	0.00	0.00	0.00	(5,000.00)
Plant Replacement Program	11,250.00	3,453.75	4,835.25	8,289.00	(2,961.00)
Plant Replacement Program - Racetrack Road	9,077.00	450.00	630.00	1,080.00	(7,997.00)
Landscape Maintenance - Other	0.00	3,221.22	4,509.71	7,730.93	7,730.93
Aquatics Maintenance	26,205.00	9,168.75	12,836.25	22,005.00	(4,200.00)
Landscape Maintenance - Highland Park Contract	84,446.00	42,105.83	58,948.16	101,053.99	16,607.99
Landscape Maintenance - Racetrack Road Contract	15,946.00	1,545.00	2,163.00	3,708.00	(12,238.00)
Irrigation Maintenance	19,375.00	5,649.83	7,909.76	13,559.59	(5,815.41)
Entry & Walls Maintenance	1,875.00	0.00	0.00	0.00	(1,875.00)
Miscellaneous Repairs & Maintenance	5,000.00	356.25	498.75	855.00	(4,145.00)
Pressure Washing - Common Areas	4,890.00	4,526.25	6,336.75	10,863.00	5,973.00
TOTAL OTHER PHYSICAL ENVIRONMENT	193,064.00	70,476.88	98,667.63	169,144.51	(23,919.49)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	2,000.00	14,490.00	20,286.00	34,776.00	32,776.00
Sidewalk Maintenance	2,063.00	382.50	535.50	918.00	(1,145.00)
Street Light Maintenance	6,000.00	256.50	359.10	615.60	(5,384.40)
Decorative Light Maintenance	2,000.00	4,275.00	5,985.00	10,260.00	8,260.00
Holiday Decor	15,000.00	4,687.50	6,562.50	11,250.00	(3,750.00)
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	27,063.00	24,091.50	33,728.10	57,819.60	30,756.60
PARKS & RECREATION					
Off Duty Deputy Services	1,000.00	0.00	0.00	0.00	(1,000.00)
Fountain Maintenance	750.00	562.50	787.50	1,350.00	600.00
Park Facility Janitorial Maintenance Contracted	2,600.00	1,170.00	1,638.00	2,808.00	208.00
Park Facility Maintenance and Improvement	1,000.00	157.50	220.50	378.00	(622.00)
TOTAL PARKS & RECREATION	5,350.00	1,890.00	2,646.00	4,536.00	(814.00)
RESERVES					
Transfer to Operating Reserve	29,041.75	0.00	32,393.10	32,393.10	3,351.35
Transfer to Capital Reserves	20,500.00	0.00	22,865.65	22,865.65	2,365.65
TOTAL RESERVES	49,541.75	0.00	55,258.74	55,258.74	5,716.99
TOTAL EXPENDITURES	\$288,518.75	\$99,245.74	\$194,202.78	\$293,448.52	\$4,929.77
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$182,892.17	(\$182,892.17)	\$0.00	(\$0.00)

FISCAL YEAR 2019 BUDGET ANALYSIS

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102 HIGHLAND PARK

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	288,518.75	293,448.52	4,929.77	288,518.75	0.00
TOTAL SPECIAL ASSESSMENTS	288,518.75	293,448.52	4,929.77	288,518.75	0.00
OTHER MISCELLANEOUS REVENUES - H/P					
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES - H/P	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$288,518.75	\$293,448.52	\$4,929.77	\$288,518.75	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	8,500.00	4,252.56	(4,247.44)	5,000.00	(3,500.00)
TOTAL ELECTRIC UTILITY SERVICES	8,500.00	4,252.56	(4,247.44)	5,000.00	(3,500.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,000.00	2,437.10	(2,562.90)	3,500.00	(1,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	5,000.00	2,437.10	(2,562.90)	3,500.00	(1,500.00)
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	10,000.00	0.00	(10,000.00)	5,000.00	(5,000.00)
General Liability Insurance	5,000.00	0.00	(5,000.00)	4,500.00	(500.00)
Plant Replacement Program	11,250.00	8,289.00	(2,961.00)	12,000.00	750.00
Plant Replacement Program - Racetrack Road	9,077.00	1,080.00	(7,997.00)	8,500.00	(577.00)
Landscape Maintenance - Other	0.00	7,730.93	7,730.93	0.00	0.00
Aquatics Maintenance	26,205.00	22,005.00	(4,200.00)	25,000.00	(1,205.00)
Landscape Maintenance - Highland Park Contract	84,446.00	101,053.99	16,607.99	110,000.00	25,554.00
Landscape Maintenance - Racetrack Road Contract	15,946.00	3,708.00	(12,238.00)	3,500.00	(12,446.00)
Irrigation Maintenance	19,375.00	13,559.59	(5,815.41)	15,000.00	(4,375.00)
Entry & Walls Maintenance	1,875.00	0.00	(1,875.00)	1,875.00	0.00
Miscellaneous Repairs & Maintenance	5,000.00	855.00	(4,145.00)	5,000.00	0.00
Pressure Washing - Common Areas	4,890.00	10,863.00	5,973.00	7,500.00	2,610.00
TOTAL OTHER PHYSICAL ENVIRONMENT	193,064.00	169,144.51	(23,919.49)	197,875.00	4,811.00
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	2,000.00	34,776.00	32,776.00	2,000.00	0.00
Sidewalk Maintenance	2,063.00	918.00	(1,145.00)	2,063.00	0.00
Street Light Maintenance	6,000.00	615.60	(5,384.40)	4,500.00	(1,500.00)
Decorative Light Maintenance	2,000.00	10,260.00	8,260.00	2,000.00	0.00
Holiday Decor	15,000.00	11,250.00	(3,750.00)	15,000.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	27,063.00	57,819.60	30,756.60	25,563.00	(1,500.00)
PARKS & RECREATION					
Off Duty Deputy Services	1,000.00	0.00	(1,000.00)	1,000.00	0.00
Fountain Maintenance	750.00	1,350.00	600.00	2,439.00	1,689.00
Park Facility Janitorial Maintenance Contracted	2,600.00	2,808.00	208.00	2,600.00	0.00
Park Facility Maintenance and Improvement	1,000.00	378.00	(622.00)	1,000.00	0.00
TOTAL PARKS & RECREATION	5,350.00	4,536.00	(814.00)	7,039.00	1,689.00
RESERVES					
Transfer to Operating Reserve	29,041.75	32,393.10	3,351.35	29,041.75	0.00
Transfer to Capital Reserves	20,500.00	22,865.65	2,365.65	20,500.00	0.00
TOTAL RESERVES	49,541.75	55,258.74	5,716.99	49,541.75	0.00
TOTAL EXPENDITURES	\$288,518.75	\$293,448.52	\$4,929.77	\$288,518.75	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102

Electric Utility Services

Electric Utility Services

This item is for street lights, irrigation pumps and other common electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

Water Utility Services - Capital Outlay

Improvements to water services including connections to reclaimed water for irrigation.

Other Physical Environment

Storm Drain Maintenance

This item is for maintaining the storm drain structures that require yearly upkeep and occasional repair.

General Liability Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

This item is for additional maintenance costs such as removal of dead vegetation or tree trimming .

Landscape Maintenance - Consulting

This item is for maintaining the supervision and inspections provided by OLM.

Landscape Maintenance - Race Track

This item is for maintaining Race Track Rd. ROW .

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year as certain material extends its useful life expectancy.

Irrigation Maintenance

Repairs necessary for everyday operation of and supply to the irrigation system to ensure its effectiveness. This item also cover repairs to the Districts wells and electrical components.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Roadway, Signage & Streetlight

Street Sweeping

This item is for sweeping the streets.

Pavement Repairs

This item is for miscellaneous repairs to the roadways and pavers as needed.

Signage Maintenance

This item is intended for repairing the Districts street signage.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102

Street Light Maintenance

This is for the maintenance of the ornamental street lights.

Decorative Light Maintenance

This item is for the repairs and maintenance to up-lighting enhancements within the development and at entrances.

Parks & Recreation

Fountain Maintenance

This item is for maintaining the decorative fountains.

Park Facility Maintenance

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

Reserves

Capital Reserves

This item creates a fund for capital improvements relating to the District's parks and recreational areas.

Operational Reserves

This item is intended develop ample reserves at the end of the fiscal year to allow the District to operate until property taxes come in.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103 MIXED USE

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	75,457.55	73,224.06	2,935.47	76,159.53	701.98
TOTAL SPECIAL ASSESSMENTS	75,457.55	73,224.06	2,935.47	76,159.53	701.98
OTHER MISCELLANEOUS REVENUES - MIXED USE					
Undesignated Reserves	0.00	0.00	2,421.51	2,421.51	2,421.51
TOTAL OTHER MISCELLANEOUS REVENUES - MIXED USE	0.00	0.00	2,421.51	2,421.51	2,421.51
TOTAL REVENUES	\$75,457.55	\$73,224.06	\$5,356.98	\$78,581.04	\$3,123.49
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	1,800.00	592.57	829.60	1,422.17	(377.83)
TOTAL ELECTRIC UTILITY SERVICES	1,800.00	592.57	829.60	1,422.17	(377.83)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	1,425.00	338.43	473.80	812.23	(612.77)
TOTAL WATER-SEWER COMBINATION SERVICES	1,425.00	338.43	473.80	812.23	(612.77)
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	1,352.00	0.00	0.00	0.00	(1,352.00)
General Liability Insurance	1,650.00	0.00	0.00	0.00	(1,650.00)
Plant Replacement Program	3,750.00	1,151.25	1,611.75	2,763.00	(987.00)
Plant Replacement Program - Racetrack Road	3,026.00	150.00	210.00	360.00	(2,666.00)
Landscape Maintenance - Other	4,000.00	657.07	919.90	1,576.97	(2,423.03)
Landscape Installation/Maintenance - Race Track Rd	3,000.00	0.00	0.00	0.00	(3,000.00)
Aquatics Maintenance	8,735.00	3,056.25	4,278.75	7,335.00	(1,400.00)
Landscape Maintenance - Highland Park Contract	20,232.00	14,035.26	19,649.36	33,684.62	13,452.62
Landscape Maintenance - Racetrack Road Contract	4,982.00	515.00	721.00	1,236.00	(3,746.00)
Irrigation Maintenance	6,125.00	1,958.27	2,741.58	4,699.85	(1,425.15)
Entry & Walls Maintenance	625.00	0.00	0.00	0.00	(625.00)
Miscellaneous Repairs & Maintenance	2,000.00	118.75	166.25	285.00	(1,715.00)
Pressure Washing - Common Areas	2,000.00	1,508.75	2,112.25	3,621.00	1,621.00
TOTAL OTHER PHYSICAL ENVIRONMENT	61,477.00	23,150.60	32,410.84	55,561.44	(5,915.56)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	1,000.00	4,830.00	6,762.00	11,592.00	10,592.00
Sidewalk Maintenance	688.00	127.50	178.50	306.00	(382.00)
Street Light Maintenance	2,000.00	85.50	119.70	205.20	(1,794.80)
Decorative Light Maintenance	650.00	1,425.00	1,995.00	3,420.00	2,770.00
Holiday Decor	250.00	1,562.50	2,187.50	3,750.00	3,500.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	4,588.00	8,030.50	11,242.70	19,273.20	14,685.20
PARKS & RECREATION					
Fountain Maintenance	250.00	187.50	262.50	450.00	200.00
Park Facility Janitorial Maintenance Contracted	960.00	390.00	546.00	936.00	(24.00)
Park Facility Maintenance and Improvement	650.00	52.50	73.50	126.00	(524.00)
TOTAL PARKS & RECREATION	1,860.00	630.00	882.00	1,512.00	(348.00)
RESERVES					
Transfer to Capital Reserves	4,307.55	0.00	0.00	0.00	(4,307.55)
TOTAL RESERVES	4,307.55	0.00	0.00	0.00	(4,307.55)
TOTAL EXPENDITURES	\$75,457.55	\$32,742.10	\$45,838.94	\$78,581.04	\$3,123.49
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$40,481.96	(\$40,481.96)	\$0.00	(\$0.00)

FISCAL YEAR 2019 BUDGET ANALYSIS

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103 MIXED USE

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	75,457.55	76,159.53	701.98	75,457.55	0.00
TOTAL SPECIAL ASSESSMENTS	75,457.55	76,159.53	701.98	75,457.55	0.00
OTHER MISCELLANEOUS REVENUES - MIXED USE					
Undesignated Reserves	0.00	2,421.51	2,421.51	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES - MIXED USE	0.00	2,421.51	2,421.51	0.00	0.00
TOTAL REVENUES	\$75,457.55	\$78,581.04	\$3,123.49	\$75,457.55	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	1,800.00	1,422.17	(377.83)	1,800.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	1,800.00	1,422.17	(377.83)	1,800.00	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	1,425.00	812.23	(612.77)	1,200.00	(225.00)
TOTAL WATER-SEWER COMBINATION SERVICES	1,425.00	812.23	(612.77)	1,200.00	(225.00)
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	1,352.00	0.00	(1,352.00)	1,352.00	0.00
General Liability Insurance	1,650.00	0.00	(1,650.00)	0.00	(1,650.00)
Plant Replacement Program	3,750.00	2,763.00	(987.00)	5,000.00	1,250.00
Plant Replacement Program - Racetrack Road	3,026.00	360.00	(2,666.00)	5,000.00	1,974.00
Landscape Maintenance - Other	4,000.00	1,576.97	(2,423.03)	4,000.00	0.00
Landscape Installation/Maintenance - Race Track Rd	3,000.00	0.00	(3,000.00)	3,000.00	0.00
Aquatics Maintenance	8,735.00	7,335.00	(1,400.00)	8,735.00	0.00
Landscape Maintenance - Highland Park Contract	20,232.00	33,684.62	13,452.62	20,232.00	0.00
Landscape Maintenance - Racetrack Road Contract	4,982.00	1,236.00	(3,746.00)	2,690.00	(2,292.00)
Irrigation Maintenance	6,125.00	4,699.85	(1,425.15)	6,125.00	0.00
Entry & Walls Maintenance	625.00	0.00	(625.00)	1,000.00	375.00
Miscellaneous Repairs & Maintenance	2,000.00	285.00	(1,715.00)	2,000.00	0.00
Pressure Washing - Common Areas	2,000.00	3,621.00	1,621.00	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	61,477.00	55,561.44	(5,915.56)	61,134.00	(343.00)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	1,000.00	11,592.00	10,592.00	1,000.00	0.00
Sidewalk Maintenance	688.00	306.00	(382.00)	1,000.00	312.00
Street Light Maintenance	2,000.00	205.20	(1,794.80)	1,500.00	(500.00)
Decorative Light Maintenance	650.00	3,420.00	2,770.00	656.00	6.00
Holiday Decor	250.00	3,750.00	3,500.00	1,000.00	750.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	4,588.00	19,273.20	14,685.20	5,156.00	568.00
PARKS & RECREATION					
Fountain Maintenance	250.00	450.00	200.00	250.00	0.00
Park Facility Janitorial Maintenance Contracted	960.00	936.00	(24.00)	960.00	0.00
Park Facility Maintenance and Improvement	650.00	126.00	(524.00)	650.00	0.00
TOTAL PARKS & RECREATION	1,860.00	1,512.00	(348.00)	1,860.00	0.00
RESERVES					
Transfer to Capital Reserves	4,307.55	0.00	(4,307.55)	4,307.55	0.00
TOTAL RESERVES	4,307.55	0.00	(4,307.55)	4,307.55	0.00
TOTAL EXPENDITURES	\$75,457.55	\$78,581.04	\$3,123.49	\$75,457.55	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103

Electric Utility Services

Electric Utility Services

This item is for street lights, irrigation pumps and other common electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

Other Physical Environment

Storm Drain Maintenance

This item is for maintaining the storm drain structures that require yearly upkeep and occasional repair.

General Liability Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

This item is for additional maintenance costs such as removal of dead vegetation or tree trimming .

Landscape Maintenance - Consulting

This item is for maintaining the supervision and inspections provided by OLM.

Landscape Maintenance - Race Track

This item is for maintaining the Race Track Rd. ROW.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year as certain material extends its useful life expectancy.

Irrigation Maintenance

Repairs necessary for everyday operation of and supply to the irrigation system to ensure its effectiveness. This item also cover repairs to the Districts wells and electrical components.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Roadway, Signage & Streetlight

Street Sweeping

This item is for sweeping the streets.

Pavement Repairs

This item is for miscellaneous repairs to the roadways and pavers as needed.

Signage Maintenance

This item is intended for repairing the Districts street signage.

Street Light Maintenance

This is for the maintenance of the ornamental street lights.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103

Decorative Light Maintenance

This item is for the repairs and maintenance to up-lighting enhancements within the development and at

Fountain Maintenance

This item is for maintaining the decorative fountains.

Park Facility Maintenance

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

Reserves

Capital Reserves

This item creates a fund for capital improvements relating to the District's parks and recreational areas.

Operational Reserves

This item is intended develop ample reserves at the end of the fiscal year to allow the District to operate until property taxes come in.

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2008 - WINDSOR/MANDOLIN

REVENUES

CDD Debt Service Assessments	\$	189,424
TOTAL REVENUES	\$	189,424

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	105,000
Series 2008 May Bond Interest Payment	\$	43,469
Series 2008 November Bond Interest Payment	\$	40,955
TOTAL EXPENDITURES	\$	189,424
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	1,815,000
Principal Payment Applied Toward Series 2008 Bonds	\$	105,000
Bonds Outstanding - Period Ending 11/1/2020	\$	1,710,000

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2014 - HIGHLAND PARK

REVENUES

CDD Debt Service Assessments	\$	326,825
TOTAL REVENUES	\$	326,825

EXPENDITURES

Series 2014 May Bond Principal Payment	\$	170,000
Series 2014 May Bond Interest Payment	\$	80,325
Series 2014 November Bond Interest Payment	\$	76,500
TOTAL EXPENDITURES	\$	326,825
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	3,570,000
Principal Payment Applied Toward Series 2014 Bonds	\$	170,000
Bonds Outstanding - Period Ending 11/1/2020	\$	3,400,000

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	ERU Factor	Lot Count	Total ERU's	Debt Service - Series 2008	Debt Service - Series 2014	General Fund 100	General Fund 101	General Fund 102	General Fund 103	Fiscal Year 2020 Total	Fiscal Year 2019 Total	Total Inc/(Dec) in Annual Assmt ⁽²⁾
Mandolin¹												
Single Family 50'	1.00	101	176.75	\$627.70	\$0.00	\$220.23	\$830.81	\$0.00	\$0.00	\$1,678.74	\$1,678.74	\$0.00
Single Family 60'	1.20	108	216	\$717.36	\$0.00	\$220.23	\$830.81	\$0.00	\$0.00	\$1,768.40	\$1,768.40	\$0.00
Windsor¹												
Townhome	0.37	182	182	\$358.69	\$0.00	\$73.85	\$331.32	\$0.00	\$0.00	\$763.86	\$763.86	\$0.00
Highland Park¹												
Townhome 22'	0.44	40	17.6	\$0.00	\$725.70	\$191.72	\$0.00	\$901.26	\$0.00	\$1,818.68	\$1,818.68	\$0.00
Townhome 25'/26'	0.52	60	31.2	\$0.00	\$742.28	\$191.72	\$0.00	\$904.51	\$0.00	\$1,838.50	\$1,838.50	\$0.00
Townhome 28'	0.56	25	14	\$0.00	\$783.75	\$191.72	\$0.00	\$912.61	\$0.00	\$1,888.08	\$1,888.08	\$0.00
Single Family 40'	0.80	58	46.4	\$0.00	\$825.22	\$191.72	\$0.00	\$920.71	\$0.00	\$1,937.65	\$1,937.65	\$0.00
Single Family 50'	1.00	44	44	\$0.00	\$1,030.90	\$191.72	\$0.00	\$960.92	\$0.00	\$2,183.54	\$2,183.54	\$0.00
Single Family 70'	1.40	54	75.6	\$0.00	\$1,443.93	\$191.72	\$0.00	\$1,041.64	\$0.00	\$2,677.29	\$2,677.29	\$0.00
Single Family 80'	1.60	29	46.4	\$0.00	\$1,650.44	\$191.72	\$0.00	\$1,082.01	\$0.00	\$2,924.16	\$2,924.16	\$0.00
Single Family 90'	1.80	5	9	\$0.00	\$1,856.12	\$191.72	\$0.00	\$1,122.21	\$0.00	\$3,170.05	\$3,170.05	\$0.00
Single Family 150'	3.00	9	27	\$0.00	\$2,681.31	\$191.72	\$0.00	\$1,283.53	\$0.00	\$4,156.56	\$4,156.56	\$0.00
Mixed Use¹												
Apartments	0.35	239	83.65	\$0.00	\$0.00	\$69.34	\$0.00	\$0.00	\$276.76	\$346.10	\$346.10	\$0.00
School	1.00	10	10	\$0.00	\$1,237.42	\$72.47	\$0.00	\$241.85	\$353.72	\$1,905.46	\$1,905.46	\$0.00
Commercial	3.00	5.2	15.6	\$0.00	\$0.00	\$600.42	\$0.00	\$0.00	\$2,372.25	\$2,972.67	\$2,972.67	\$0.00

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and Statutory early payment discounts

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Park Place Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“**Operations and Maintenance Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (“**Uniform Method**”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the County Property Appraiser (the “**Property Appraiser**”) and County Tax Collector (the “**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the annually recurring special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to certify the adopted assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the “**Assessment Roll**”), to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE. The collection of the previously levied debt service assessments and operations and maintenance special assessments on all assessable lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2019.

ATTEST:

**PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Doris Cockerell
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget



TO: **Gene Roberts**
Park Place CDD District Manager

FROM: **Phil Chang, P.E.**
Park Place CDD District Engineer

DATE: **August 5, 2019**

RE: **Sidewalk Trip Hazard Repair**
Quotes – Highland Park

As previously requested, Johnson Engineering had completed a sidewalk trip hazard analysis of existing concrete sidewalk within the Highland Park section of Park Place CDD in May 2019. Quotes were obtained from three contractors and are attached for the Board's consideration.

The quotes include washed gravel to be placed under the sidewalk replacement slabs. The intended purpose of the washed gravel is to decrease the amount of tree root growth within the gravel area which reduces the amount of sidewalk upheaval due to tree root growth thereby reducing future overall costs.

Based on our site observations, there are several locations which will require trip hazards to be addressed as follows (also see attached exhibit/photos):

Number of Grinds	Sidewalk Replacement (SF)
14	295

The quotes received were as follows:

1. Site Masters of Florida, LLC - \$7,060.00
2. Parking Lot Services - \$7,806.00
3. Driveway Maintenance, Inc. - \$8,799.00

Based on our review of the updated quotes submitted, we would recommend to the Board that the lowest quote submitted by Site Masters of Florida, LLC be selected to undertake the project.



Edge Grinds: 14

Sidewalk Replacement (SF): 295





Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Park Place CDD

Highland Park Sidewalk Repairs

6/19/2019

**Repair sidewalks in accordance with information provided by
District Engineer via email on 5/9/19.**

Replace	265 sf	\$24/sf	\$6,360
Grinds	14 each	\$50/ea	\$700

TOTAL \$7,060

Note: Irrigation repairs/restoration -- not included



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6900
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

Mr. Phil Chang
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

May 15, 2019
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

SIDEWALK REMOVAL & REPLACEMENT

- 1) Saw cut and remove 7 areas of concrete sidewalk totaling approximately 295 square feet.
- 2) Excavate subgrade to 6" depth.
- 3) Install 6 "gravel base for new concrete walk.
- 4) Install fabric or plastic sheeting.
- 5) Set forms and pour 295 square feet of 4" thick concrete sidewalk.
- 6) New concrete to be 3000 PSI with control joints to match existing pattern.
- 7) Grind 14 areas of concrete trip hazards
- 8) Clean up job site.

TOTAL INVESTMENT\$7,806.00

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Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Chad Madrid / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6900
Fax: 813.888.8868
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Mr. Phil Chang
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

May 15, 2019
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

SPECIAL NOTES

- The price does not include permit fees, if necessary.
- The total investment is based on 1 mobilization. Each additional mobilization will be \$1,250.00.
- Parking Lot Services will provide traffic cones as needed to assure the safety of all.
- Any asphalt or concrete mix required on a Saturday or Sunday will require a \$1,500.00 plant opening fee per day.
- Parking Lot Services is not responsible for damage to trees due to saw cutting and excavating of tree roots.
- Please notify Parking Lot Services if any underground utility or irrigation lines exist. Parking Lot Services is not responsible for any lines buried underground.
- Parking Lot Services is not responsible for any damage to, or replacement of, underground pipe, above or underground utilities, irrigation, landscaping, sod, or any other unforeseen items.
- Prices based on all work being done in conjunction with each other.
- Parking Lot Services cannot guarantee against reflective cracking.
- Customer is responsible for any towing charges incurred, if vehicles need to be towed so that we can complete our work.
- Parking Lot Services provides a 12 month warranty on all work unless otherwise stated.

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Page 2 of 5

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Authorized Signature Chad Madrid / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

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Mr. Phil Chang
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

May 15, 2019
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

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Page 3 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Chad Madrid / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal —The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6900
Fax: 813.888.8868
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Proposal Submitted To

Mr. Phil Chang
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

May 15, 2019
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 4 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Chad Madrid / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6900
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

Mr. Phil Chang
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

May 15, 2019
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

PAYMENT TERMS

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT AND FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION – UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND AGREED UPON IN WRITING

NAME

DATE

☐ Request a Certificate of Insurance

(All signed proposals must have a sample certificate of insurance included)

☐ Request a W-9

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 5 of 5

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Date of Acceptance: _____

Signature: _____

Signature: _____



PROPOSAL

19-192233

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

8/5/2019

Johnson Engineering Inc.
5680 W. Cypress St. Ste. A
Tampa, FL 33607

Highland Park
Park Place CDD
Canopy Drive
Westchase, FL 33626

(813)-533-2950

ATTENTION: Phil Chang

As per directions to perform the following work:

REPAIR OF DAMAGED CONCRETE SIDEWALKS: (6) Areas, Approximately 295 SF

GRINDING OF SIDEWALK EDGES: (14) areas

1. Sawcut, excavate, and remove damaged concrete, dirt, and related debris from job site.
2. Excavate and remove existing base material at an average depth of 6".
3. Install 6" of washed gravel and compact.
4. Place plastic sheet over newly installed gravel.
5. Install minimum 3000 PSI concrete reinforced with nylon fibers.
6. Hand trowel and broom to finish.
7. Grind raised sidewalk slabs in (14) areas.
8. Strip forms and haul all related debris from site.

*DUE TO INCREASES IN THE COSTS OF MATERIALS, THIS PRICE CAN ONLY BE GUARANTEED FOR 30 DAYS.

*THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGES CAUSED TO OR BY CARS OR PERSONS TRESPASSING IN AREAS OF CONSTRUCTION.

*THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND IRRIGATION LINES.

*PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

** EIGHT THOUSAND SEVEN HUNDRED NINETY NINE DOLLARS AND 00 CENTS **

WITH PAYMENTS TO BE MADE AS FOLLOWS:

NET UPON COMPLETION

- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

TITLE

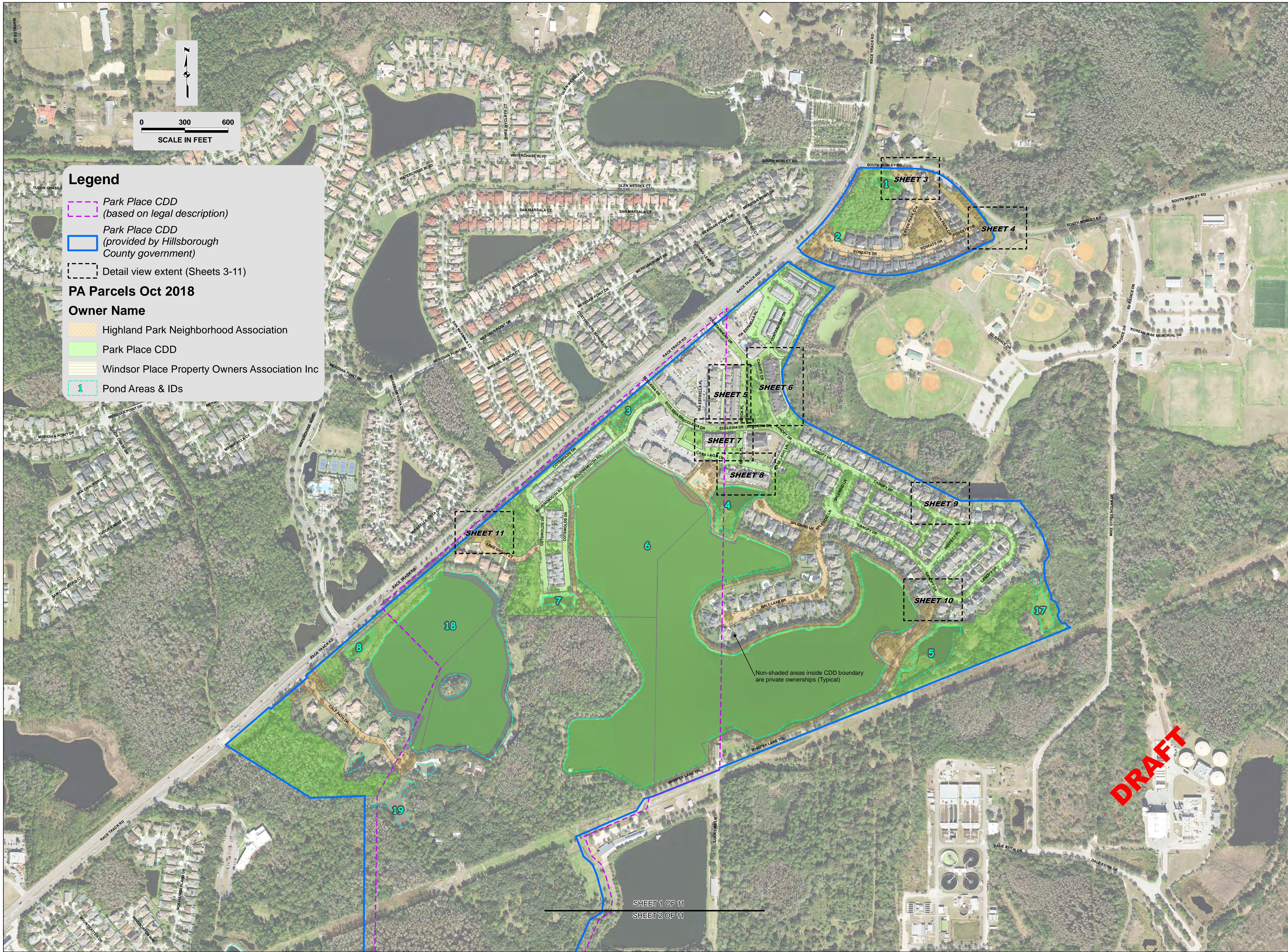
X

James Surowiecki



All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.



REVISIONS		DATE
NO.	DESCRIPTION	

OWNERSHIP MAP
OCTOBER 2018

REVISIONS		DATE
NO.	DESCRIPTION	

DATE:	July 2019
PROJECT NO.	20181258-000
FILE NO.	--
SCALE:	As Shown

OWNERSHIP MAP
OCTOBER 2018
DETAIL VIEW





JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Park Place CDD

Park Place
Hillsborough County, Florida

NO.	DESCRIPTION	DATE

DATE: July 2019
PROJECT NO. 20181258-000
FILE NO. --
SCALE: As Shown

OWNERSHIP MAP
OCTOBER 2018
DETAIL VIEW

Park Place CDD

Park Place
Hillsborough County, Florida

REVISIONS	NO.	DESCRIPTION	DATE

DATE: July 2019
PROJECT NO. 20181258-000
FILE NO. --
SCALE: As Shown

OWNERSHIP MAP
OCTOBER 2018
DETAIL VIEW

SHEET NUMBER

5 OF 11



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