

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 3,050 linear feet of curbs and gutters, or fifteen percent (15%) of the total, will require replacement during the next 30 years.

## Concrete Sidewalks

**Line Item:** 6.140

**Quantity:** Approximately 81,000 square feet

**Condition:** Good to fair overall with cracks evident



**Trip hazard evident**



**Cracks evident**



**Concrete sidewalk**



**Trip hazard evident**

**Useful Life:** Up to 65 years although interim deterioration of areas is common

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 16,200 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

## Fences, Aluminum

---

**Line Item:** 6.200

**Quantity:** 650 linear feet

**History:** Original

**Condition:** Good overall



Aluminum fence



Aluminum fence



Aluminum fence

**Useful Life:** Up to 25 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Fence, Vinyl

---

**Line Item:** 6.250

**Quantity:** 255 linear feet at Mandolin Reserve

**History:** Unknown age

**Condition:** Good overall with no visible deterioration evident



Vinyl fence



Vinyl fence

**Useful Life:** 15- to 20-years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Gate Entry System

---

**Line Item:** 6.310

**Quantity:** Two panels at Mandolin Reserves and Mandolin Estates

**History:** Replaced in 2018

**Condition:** Reported satisfactory





Gate entry panel



Gate entry panel

**Useful Life:** 10- to 15-years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Gates and Operators

**Line Items:** 6.320, 6.325 and 6.330

**Quantity:** Four sets of gates and eight operators

**History:** Two operators from 2010, six operators from 2016 and gates are at an unknown age.

**Condition:** Good overall



Newer operator



Older operator



**Missing spokes evident**



**Gates**



**Gates**

**Useful Life:** Up to 10 years for the operators and up to 20 years for the gates

**Priority/Criticality:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Irrigation System, Replacement**

**Line Item:** 6.420

**Quantity:** Approximately 94,500 square feet

**History:** Original

**Condition:** Good overall and Management and the Board does not report any deficiencies

**Useful Life:** Up to 40 years

**Component Detail Notes:** Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Windsor Place, Mandolin Reserves and Mandolin Estates should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Light Poles and Fixtures

---

**Line Item:** 6.560

**Quantity:** 11 metal poles with light fixtures

**History:** Original

**Condition:** Good overall



Light pole and fixture

**Useful Life:** Up to 25 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Perimeter Walls, Masonry, Inspections and Capital Repairs**

---

**Line Item:** 6.640

**Quantity:** 500 linear feet and approximately 6,060 square feet of surface area which includes both sides of the walls.

**History:** Original

**Condition:** Fair to poor with areas of deterioration and cracks evident



**Cracks evident**



**Loose bricks evident**





**Deteriorating mortar evident**



**Masonry perimeter wall**



**Efflorescence evident**



**Seem deterioration evident**

**Useful Life:** 8- to 12-years

**Component Detail Notes:** These walls comprise brick masonry panels with a thickness of one brick and do not utilize a foundation for support. Rather, the panels are supported internally with ladder wire and externally by traditional masonry columns. These types of walls are prone to damage primarily as a result of water infiltration due to precipitation or errant spray from irrigation systems. Water infiltration within the panels or columns results in deterioration of the internal metal support wire. Sag, cracks, spalls and mortar deterioration are evidence of water infiltration and the likely need to replace the panels. Therefore, we anticipate a significantly shorter useful life when compared to typical brick masonry walls.

**Priority/Criticality:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



## **Ponds, Erosion Control**

---

**Line Item:** 6.710

**Quantity:** 8,260 linear feet of natural vegetation

**Condition:** Good condition with vegetation evident



**Pond shorelines**



**Pond shorelines**



**Pond shorelines**



**Pond overview**



**Pond shorelines**

**Useful Life:** Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

**Component Detail Notes:** The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan to install a combination of plantings and rip rap around the pond along 1,240 linear feet, or approximately fifteen percent (15%), of the shoreline per event.

## **Signage, Entrance Monuments**

---

**Line Item:** 6.800



**Quantity:** Five property identification signs

**History:** Original

**Condition:** Good overall



**Entrance monument**



**Entrance monument**



**Damage evident**



**Missing stone evident**





**Entrance monument**

**Useful Life:** 15- to 20-years

**Component Detail Notes:** Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary. The signage includes the following elements:

- Light fixtures
- Fences
- Letters
- Masonry, Stone
- Roofs, asphalt shingles
- Plaques
- Stucco facade

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repointing and repairs to the masonry and retaining walls and replacement of the remaining components listed above.

## **Signage, Street and Traffic**

---

**Line Item:** 6.900

**History:** Replaced in 2019

**Condition:** Good overall



Street and traffic sign



Street and traffic sign



Street and traffic sign

**Useful Life:** 15- to 20-years

**Component Detail Notes:** The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Reserve Study Update**

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.



## 5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Park Place can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards<sup>1</sup> set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local<sup>2</sup> costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Tampa,

<sup>1</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

<sup>2</sup> See Credentials for additional information on our use of published sources of cost data.

Florida at an annual inflation rate<sup>3</sup>. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Park Place and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

<sup>3</sup> Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



## 6. CREDENTIALS

### HISTORY AND DEPTH OF SERVICE

**Founded in 1991**, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

**No Conflict of Interest** - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

### TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

### OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

### VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

### OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.





## **QUALIFICATIONS**

### **THEODORE J. SALGADO**

#### **Principal Owner**

#### **CURRENT CLIENT SERVICES**

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



#### **PRIOR RELEVANT EXPERIENCE**

Before founding Reserve Advisors with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored Reserves, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

#### **EXPERT WITNESS**

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

**EDUCATION** - Milwaukee School of Engineering - B.S. Architectural Engineering

#### **PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Certified Construction Inspector

Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



**JOHN P. POEHLMANN, RS**  
**Principal**

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.

Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.



**PRIOR RELEVANT EXPERIENCE**

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

**INDUSTRY SERVICE AWARDS**

CAI Wisconsin Chapter Award  
CAI National Rising Star Award  
CAI Michigan Chapter Award

**EDUCATION**

University of Wisconsin-Milwaukee - Master of Science Management  
University of Wisconsin - Bachelor of Business Administration

**PROFESSIONAL AFFILIATIONS**

**Community Associations Institute (CAI)** - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

**Association of Condominium, Townhouse, & Homeowners Associations (ACTHA)** – member



**LAUREN GIBBS**  
**Responsible Advisor**

**CURRENT CLIENT SERVICES**

Lauren Gibbs, a Chemical Engineer, is an Advisor for **Reserve Advisors, Inc.** Ms. Gibbs is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Lauren Gibbs demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

**Lakeview Pointe Homeowners Association** This newly constructed community is located in Orlando, Florida and comprises single family homes and townhomes. The Association maintains a pool house, pool, splash pad, playground, irrigation system, perimeter walls, fitness center, gazebo, fences, entrance monuments, and pond.

**Bent Pine Homeowners Association** Located in Vero Beach, Florida, this single family home development consists of 150 homes built in 1979. This community includes tennis courts, streets and curbs, a guard house, ponds and aerators, gates, sidewalks and a gazebo.

**Captivas Condominium Association** This condominium style development, located in St. Petersburg, Florida consists of 48 units in 6 buildings. These buildings were constructed with stucco façade, concrete tile roofs, and include balconies with aluminum railings, concrete breezeways and staircases, two hydraulic elevators with enclosed lobbies per building, first floor parking garages, fire suppression systems, security systems, vinyl windows and doors and plumbing and mechanical systems.

**Keystone Shores Estates Homeowners Association** A single family home development comprised of 35 homes built in 1992. Located in Odessa, Florida, this community maintains a tennis court and basketball court, playground, gate house, perimeter walls and fences, asphalt pavement, gates, ponds and a large dock with gazebo.

**The Registry at Michigan Park Condominium Association** This condominium style community located in Orlando, Florida comprises 264 units. The buildings in this community include a business center, offices, great room area, fitness center, concrete tile roofs, gutters and downspouts, stucco façade, lobbies, hallways and stairwells, balconies and patios, aluminum railings, life safety system, windows and doors, light fixtures and mailboxes.

**Island Club of Vero Beach Homeowners Association** Located in Vero Beach, Florida, this community consists of 252 single family homes. Built from 1996-2003, this development includes two clubhouses, two gate houses, two pools, fitness room, kitchen, dock, dune crossover, asphalt pavement, curbs and sidewalks, catch basins, tennis court, mailboxes, balustrades, masonry pavers, fences, irrigation, gates, and entrance monuments.

**PRIOR RELEVANT EXPERIENCE**

Before joining **Reserve Advisors, Inc.**, Ms. Gibbs successfully completed the bachelors program in Chemical Engineering from University of South Alabama. She has experience as a Process Design Engineer for a chemical manufacturing company where she gained knowledge in the design and manufacturing of specialized chemicals with an expertise in pressure safety devices.

**EDUCATION**

University of South Alabama - B.S. Chemical Engineering

**PROFESSIONAL AFFILIATIONS / DESIGNATIONS**

*Engineer In Training (E.I.T.)* – Alabama, 2014





**ALAN M. EBERT, P.E., PRA, RS**  
**Director of Quality Assurance**

**CURRENT CLIENT SERVICES**

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

**Brownsville Winter Haven** Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

**Rosemont Condominiums** This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

**Stillwater Homeowners Association** Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

**Birchfield Community Services Association** This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

**Oakridge Manor Condominium Association** Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

**Memorial Lofts Homeowners Association** This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

**PRIOR RELEVANT EXPERIENCE**

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

**EDUCATION**

University of Wisconsin-Madison - B.S. Geological Engineering

**PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

*Professional Engineering License* – Wisconsin, North Carolina, Illinois, Colorado

*Reserve Specialist (RS)* - Community Associations Institute

*Professional Reserve Analyst (PRA)* - Association of Professional Reserve Analysts



## RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

**Association of Construction Inspectors**, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at [www.iami.org](http://www.iami.org). Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

**American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.**, (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at [www.ashrae.org](http://www.ashrae.org). Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

**Community Associations Institute**, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

**Marshall & Swift / Boeckh**, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at [www.marshallswift.com](http://www.marshallswift.com).

**R.S. Means CostWorks**, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at [www.rsmeans.com](http://www.rsmeans.com).

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

## 7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

**Cash Flow Method** - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Component Method** - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

**Current Cost of Replacement** - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

**Fully Funded Balance** - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

**Funding Goal (Threshold)** - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

**Future Cost of Replacement** - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

**Long-Lived Property Component** - Property component of Park Place responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

**Percent Funded** - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life** - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

**Reserve Component** - Property elements with: 1) Park Place responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

**Reserve Component Inventory** - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

**Reserve Contribution** - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

**Reserve Expenditure** - Future Cost of Replacement of a Reserve Component.

**Reserve Fund Status** - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

**Reserve Funding Plan** - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

**Reserve Study** - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

**Useful Life** - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



## 8. PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, Inc. (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.



# ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Park Place CDD/Windsor/Mandolin  
2005 Pan Am Cir, Suite 300  
Tampa, FL 33607  
attn: Gene Roberts

(813) 873-7300

JOB DESCRIPTION
Park Place CDD/Windsor/ Mandolin Estates and Reserve - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Windsor Front Entrance	Install clear mini lights in palm trees Install clear C9s on top of black fencing Install clear C9s creating marquee on the Windsor Place sign Install 2 x lighted wreaths (4 total) with bows on either side of Windsor Place sign (attached to fence)	\$7,000.00
Mandolin Estates	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install 1 x 36" lighted wreath with bow on center of entrance wall (gate) over the "M" Install lighted garland with bows draped over entrance wall (between gates)  Install clear C9s on top and middle tiers of entrance tower <b>Install lighted wreaths with bows over "M" on each side of entrance tower</b>	
Mandolin Reserve	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install 1 x 36" lighted wreath with bow on center of entrance wall (gate) over the "M" Install garland with bows draped over entrance wall (between gates)  Install clear C9s on top and middle tiers of entrance tower <b>Install lighted wreaths with bows over "M" on each side of entrance tower</b>	
Windsor Place	Install 2 x 36" lighted wreaths with bows on each side of the sign Install lighted garland with bows draped over the top of sign  Requires 50% Deposit	
<b>TOTAL ESTIMATED JOB COST</b>		<b>\$7,000.00</b>

- \* Price includes rental of materials, lift, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Park Place CDD community responsible for providing.
- \* Please note: Loss of material due to theft or vandalism is reimbursable at cost
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay  
PREPARED BY

8/17/2019  
DATE

AUTHORIZED SIGNATURE FOR PARK PLACE CDD

DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Park Place CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**

## Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Highland Park CDD  
2005 Pan Am Cir, Suite 300  
Tampa, FL 33607  
attn: Gene Roberts

(813) 873-7300

JOB DESCRIPTION
Highland Park CDD - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Highland Park</b>		
<b>Entrance</b>	Install garland with structured bow at top of clock pole Install 2 wreaths with lights and bows on either side of sign Install lighted garland with bows over the top of the Highland Park signage Install clear C9s outlining top of entrance wall	\$1,500.00
<b>Fountainhead Entrance</b>	Install garland with bows swagged across the front of entrance wall Install 4 wreaths with bows on each end of entrance wall	\$1,750.00
<b>Bus Stop</b>	Install lighted garland with bows swagged across the front of fence	\$1,500.00
	Install warm white C9s outlining front of Bus Stop roof Install clear mini lights in 2 oak trees (one per side of Bus Stop building)	\$1,000.00
<b>Fountainhead Park</b>	<b>Christmas Tree</b> Install 14' led clear white Christmas tree with tree topper additional 4 year terms at \$3k per year (Year 3)	\$3,000.00
	<b>Decorations for Tree</b>  Classic Ornaments for 14' tree Install Red bow with Gold trim throughout tree	\$1,500.00
<b>Fencing Pole Mounts</b>	Install designer fencing with Christmas gifts canvas around tree	\$1,500.00
	Install Christmas themed banners on light poles	\$750.00
	Requires 50% Deposit	
<b>TOTAL ESTIMATED JOB COST</b>		<b>\$12,500.00</b>

- \* Price includes rental of materials, lift, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Highland Park CDD community responsible for providing.
- \* Please note: Loss of material due to theft or vandalism is reimbursable at cost
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

\_\_\_\_\_  
Tim Gay  
PREPARED BY

\_\_\_\_\_  
8/18/2019  
DATE

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR HIGHLAND PARK CDD

\_\_\_\_\_  
DATE

**CONFIDENTIAL** - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Highland Park CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



[millenniumlawn@yahoo.com](mailto:millenniumlawn@yahoo.com)

**Odessa, FL 33556**

underground utilities marked.\*\*

**EMAIL:**

INITIAL:

**\*\*\*On accounts remaining unpaid after 10 days from date of invoice or install, a charge of 1 1/2% will be added. Should it become necessary to collect via the courts, all court costs and reasonable attorney fees shall be at the buyers expense. Not responsible for fire, theft, or damage.\*\*\***



**Nursery Location:**  
**12032 Tarpon Springs Road**  
**Odessa, FL 33556**

**Customer Info:**

**EMAIL:**

INITIAL: \_\_\_\_\_

[illegible]**TOTAL: \$ 2,240.00**

**\*\*\*On accounts remaining unpaid after 10 days from date of invoice or install, a charge of 1 1/2% will be added. Should it become necessary to collect via the courts, all court costs and reasonable attorney fees shall be at the buyers expense. Not responsible for fire, theft, or damage.\*\*\***



# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

## August 21, 2019 Minutes of Regular Meeting and Public Hearing

### Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, August 21, 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

Gene Roberts called the Regular Meeting and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, August 21, 2019 at 4:00 p.m.**

#### Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair
Darren Booth	Vice Chair
Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

#### Staff Members Present:

Gene Roberts	Meritus
Phil Chang	District Engineer

There were approximately 40 audience members in attendance.

#### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

#### 3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the board to recess to the public hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

**A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**B. Staff Presentations**

Mrs. Nussel went over the budgets for Admin, Highland Park, and Mandolin/Windsor. Supervisor Cockerell asked for the \$500 in the security line item in Mandolin/Windsor be moved to holiday décor.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**B. Staff Presentations**

Mrs. Nussel went over the assessment rates for Highland Park and Mandolin/Windsor.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2019-04; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**E. Close Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**6. RETURN TO REGULAR MEETING**

Mr. Roberts directed the Board to return to the regular meeting.

**7. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**i. Sidewalk Repair Quotes – Highland Park**

Mr. Chang went over the sidewalk repair quotes and recommended going with Site Masters. The Board discussed and wanted to have the repairs come out of the fiscal year 2020 budget. Mr. Chang will check with Site Masters on their schedule for October.

MOTION TO:	Go with Site Masters for the sidewalk repairs.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**ii. Park Place Ownership Map Clarification**

Mr. Chang explained how Johnson Engineering has been working on identifying the accurate CDD boundaries. Supervisor Booth asked for the maps to be enlarged more to better show some of the areas in question.

**iii. Pond 15 Remediation Proposal**

Mr. Chang discussed the proposal from Cypress Creek Aquatics to remove the invasive vegetation and re-plant with beneficial aquatic plants. The Board asked some questions about SWFWMD permitting and if neighboring lawns would be impacted. Mr. Chang said the contractor would be responsible to repair any damage. The Board asked for Mr. Chang to obtain additional quotes for the September meeting.

**8. BUSINESS ITEMS**

**A. Discussion on Parking Restrictions**

The Board discussed the yellow stripes that were painted on the curbs in Mandolin Estates and Reserve. They told Mr. Chang that they did not expect the entire curb to be painted and thought it would be smaller stripes. The decided to have Mr. Chang remove the paint and come back with a different rendition for the September meeting.

The Board then discussed the street parking in Highland Park and agreed to take audience comments on parking.



Residents commented that there has been no safely concern in Highland for the past 15 years, enforcing parking, a resident knowing of two cars parked at the end of street in Highland that are the main problem, parking not being a problem during the day in Highland, cars going the wrong way on street in Highland, danger vs. a problem, property values will go down if there is no street parking, thanking the Board for their service, they would like more detail on parking problems, the community is speaking and does not want a towing and parking policy, mailboxes to one side or the front, the yellow strips and being happy that the Board agrees to have them removed, making sure emergency vehicles can get through, reviewing proposals and make sure there is a rendering of what it will look like before approving, signs on each side, home values will go down with yellow stripping, upholding community standards, not seeing any parking problems in Mandolin, residents would like to have a letter about the parking problem or more information before something major is done to community, better communication within the community, there is not a parking problem, doing an email blast, not bringing up policies or making changes if not necessary, meeting times, the 2016 committee parking policy, being a safe community, and there not being a one size fits all solution between all three subdivisions.

**B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule**

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**C. General Matters of the District**

**9. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes June 19, 2019**

The Board reviewed the June 19, 2019 minutes. Supervisor Jackson asked for line 90 to be removed. Line 187 should read manager of Mandolin; "Windsor" should be removed.

MOTION TO:	Approve the June 19, 2019 minutes with changes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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

The Board went over the June Admin O&Ms.

MOTION TO:	Approve the Admin June 2019 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

The Board went over the June Highland Park O&Ms. Supervisor Booth stated that he was not happy with Millennium's performance and recommended that they only get paid 75% of the contract. The Board discussed and wanted to reach out to Counsel to see if this is possible.

MOTION TO:	Approve the June 2019 Admin O&Ms and pay Millennium 75% of their monthly fee pending Counsel review to see if District can do this per contract.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/2 – Supervisor Kinser-Powell and Supervisor Lavina opposed.

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

The Board went over the June Mandolin/Windsor O&Ms. There were questions about the HOA invoice for the pond and the Spearem invoice for the finials. Supervisor Cockerell asked for management to check on Spearem invoices 3899, 3900 and 3901. She also said that the Millennium invoice 13907 should be billed to the homeowner who left the lights in the tree.

MOTION TO: Approve the Mandolin/Windsor June 2019 O&Ms.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Jackson  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**E. Consideration of Operations and Maintenance Expenditures (Admin) July 2019**

The Board went over the July Admin O&Ms. There was a question about the invoice for the after-hours call. The Board would like backup for the Meritus invoice for \$750.00.

MOTION TO: Approve the July 2019 Admin O&Ms.  
MADE BY: Supervisor Jackson  
SECONDED BY: Supervisor Booth  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**F. Consideration of Operations and Maintenance Expenditures (HP) July 2019**

The Board went over the July Highland Park O&Ms.

MOTION TO: Approve the Highland Park July 2019 O&Ms.  
MADE BY: Supervisor Jackson  
SECONDED BY: Supervisor Booth  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**G. Consideration of Operations and Maintenance Expenditures (M/W) July 2019**

The Board went over the July Mandolin/Windsor O&Ms. Supervisor Lavina asked about the long-distance charges on the Frontier invoice for the gate phone.

MOTION TO: Approve the Mandolin/Windsor July 2019 O&Ms.  
MADE BY: Supervisor Lavina  
SECONDED BY: Supervisor Kinser-Powell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

#### **H. Review of Financial Statements Month Ending July 31, 2019**

The financials were reviewed and accepted.

#### **10. MANAGEMENT REPORTS**

##### **A. District Manager's Report**

- i. Action Item List
- ii. Cypress Creek Aquatics
- iii. Speed Data
- iv. Community Inspection Reports
- v. Millennium Landscape Report

Mr. Roberts went over the management reports with the Board. Supervisor Lavina asked about the unhealthy oak tree on Citrus Park Drive and would like for it to be removed.

#### **11. SUPERVISOR REQUESTS**

Supervisor Booth asked for more information about the invoice for cleaning up an area behind a pond. Supervisor Jackson asked to begin exploring options to create a buffer between Windsor and Citrus Park Drive. Supervisor Cockerell asked to obtain quotes to add a fountain in Pond 13. The Board discussed hiring off-duty officers in the evening.

MOTION TO: Hire off-duty state troopers in the evening and have them give a warning the first time, and on the second night give them a ticket.  
MADE BY: Supervisor Booth  
SECONDED BY: Supervisor Cockerell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

## 12. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Residents also commented that the storm drains need to be cleaned in Windsor, the website looks like it has been hacked. A resident about the status of root pruning along his pool. There was also comments about budget crossover, the rules of order for motions made, making a motion about street parking, and if the Engineer will be assessing the parking situation in the alleys and Highland Park, and having the yellow striping removed. The Board talked about having the yellow striping removed.

MOTION TO:	Remove the yellow striping from the Estates.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

The Board continued to discuss the striping. A resident wants on record that he does not want any lines painted on the curbs in the Estates. The resident also asked about email notifications. Residents then commented about the landscaping and weeds, the curbing that was previously put in, towing, and Windsor Place owning their own roads and not being a part of the parking discussion. There was a question about an area where the weeds are overgrown that is owned by the County. Mr. Roberts said the County has been contacted. Residents commented that dead sod needs to be replaced at the corner of Citrus Park and Countryway, it would be helpful to have a large map in the meeting to have everyone on the same page regarding locations discussed in the meeting, and the storm drains need to be assessed and cleaned out. There was also a comment about the ownership map update and the ponds. A resident who lives at 14689 Canopy commented about drainage issues near his property. There was also a comment about the alleyways and damage by garbage trucks.

## 13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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
<b>Monthly Contract</b>					
Meritus Districts	9223	7,080.18			Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,080.18</b>			

<b>Variable Contract</b>					
Johnson Engineering, Inc.	20181258 000 10	\$ 255.00			Professional Services - thru 07/07/19
Johnson Engineering, Inc.	20181258 001 5	240.00			Professional Services - thru 07/07/19
Johnson Engineering, Inc.	20181258 000 11	1,487.50			Professional Services - thru 08/04/19
Johnson Engineering, Inc.	20181258 001 6	390.00	<b>\$ 2,372.50</b>		Professional Services - thru 08/04/19
Straley Robin Vericker	17299	1,017.50			Professional Services - General - thru 07/15/19
Straley Robin Vericker	17391	317.50	<b>\$ 1,335.00</b>		Professional Services - General - thru 08/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 3,707.50</b>			

<b>Utilities</b>					
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>			

<b>Regular Services</b>					
Supervisor: Andrea Jackson	AJ082119	200.00			Supervisor Fee - 08/21/19
Supervisor: Booth Darren	DB082119	200.00			Supervisor Fee - 08/21/19
Supervisor: Cathy Powell	CP082119	200.00			Supervisor Fee - 08/21/19
Supervisor: Cockerell Doris	DC082119	200.00			Supervisor Fee - 08/21/19
Supervisor: Erica Lavina	EL082119	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 08/21/19
Tampa Bay Times	796237 072619	684.00			FY20 Budget - 07/26/19
Tampa Bay Times	2023 080219	369.50	<b>\$ 1,053.50</b>		FY20 Budget Hearing - 08/02/19
<b>Regular Services Sub-Total</b>		<b>\$ 2,053.50</b>			

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
Additional Services Sub-Total		\$ 0.00			
<b>TOTAL:</b>		<b>\$ 12,841.18</b>			

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 9223  
Invoice Date: Aug 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			8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		4,333.34
		Accounting Services		2,583.34
		Gate management		150.00
		Postage - June		13.50
				

Subtotal	7,080.18
Sales Tax	
Total Invoice Amount	7,080.18
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,080.18</b>

REVIEWEDthomas 7/30/2019

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

July 25, 2019  
 Project No: 20181258-000  
 Invoice No: 10

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 20181258-000 Park Place CDD

## Professional Services through July 7, 2019

Phase 01 General Services

### Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	6/10/2019	1.00	170.00	170.00
	Update no parking exhibits based on comments from meeting; plot for meeting presentation;			
Chang, Philip	6/13/2019	.75	170.00	127.50
	Prepare sketch and information related to drainage issue and provide to vendor for quote;			
Chang, Philip	6/19/2019	3.50	170.00	595.00
	Prepare presentation boards for monthly meeting; Attend monthly meeting;			
Chang, Philip	6/26/2019	1.50	170.00	255.00
	Check on sidewalk settlement issue on S. Mobley reported by resident; Contact county/discuss to verify sidewalk maintenance responsibility;			
Chang, Philip	6/28/2019	.25	170.00	42.50
	Respond to Windsor resident regarding ownership map questions;			
Chang, Philip	7/1/2019	2.50	170.00	425.00
	Sidewalk review in Mandolin Reserve			
Totals		9.50		1,615.00
<b>Total Labor</b>				<b>1,615.00</b>
<b>Total this Phase</b>				<b>\$1,615.00</b>

51300-3103  
 8.5.19  
 612

REVIEWED dthomas 8/20/2019

Phase 03 Construction Services

### Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	6/20/2019	.25	170.00	42.50
	Review Highland Park sidewalk repair quote (S. Mobley Rd)			
Chang, Philip	7/3/2019	1.25	170.00	212.50
	Prepare exhibit and information to obtain sidewalk replacement quote (S. Mobley Rd); discuss with vendor;			
Totals		1.50		255.00
<b>Total Labor</b>				<b>255.00</b>
<b>Total this Phase</b>				<b>\$255.00</b>

Received

JUL 29 2019



Project	20181258-000	Park Place CDD	Invoice	10
			<b>Total this Invoice</b>	<b>\$1,870.00</b>

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

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

# Invoice

July 25, 2019

Project No: 20181258-001

Invoice No: 5

FEID #59-1173834

Project 20181258-001 Park Place Ownership Map

Professional Services through July 7, 2019

Phase 01 CDD Ownership Map

## Fee

Total Fee 3,000.00

Percent Complete

87.00 Total Earned

2,610.00

Previous Fee Billing

2,370.00

Current Fee Billing

240.00

**Total Fee**

**240.00**

**Total this Phase**

**\$240.00**

**Total this Invoice**

**\$240.00**

51300.3103  
8.5.19  
612

Received  
JUL 29 2019

REVIEWEDdthomas 8/20/2019

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

August 19, 2019  
 Project No: 20181258-000  
 Invoice No: 11

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

FEID #59-1173834

Received  
 AUG 22 2019

Project 20181258-000 Park Place CDD

## Professional Services through August 4, 2019

Phase 01 General Services

### Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	7/22/2019	.25	170.00	42.50
Contact "Mandolin contractor" regarding sidewalk issues related to previous work				
Chang, Philip	7/24/2019	3.75	170.00	637.50
Meeting to discuss ownership map and to discuss landscape maintenance responsibilities;				
research drainage/plans at Race Track & S. Mobley to verify drainage patterns and permits;				
reach out to 2nd pavement marking vendor for curb painting; prepare exhibits for landscape/maintenance responsibilities discussions;				
Chang, Philip	7/25/2019	.50	170.00	85.00
Work on landscape maintenance limits exhibits				
Chang, Philip	7/26/2019	3.25	170.00	552.50
Review landscape maintenance limits exhibits and forward to District Manager for review; site visit to check on sidewalk drainage issues in Mandolin Reserve; Submit request to Hillsborough County regarding water leak check;				
Chang, Philip	7/31/2019	.25	170.00	42.50
Provide info to DM regarding sidewalk drainage/possible meter box leakage;				
Totals		8.00		1,360.00
Total Labor				1,360.00
Total this Phase				\$1,360.00

Phase 03 Construction Services

### Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	7/23/2019	.25	170.00	42.50

51300.3103  
 8.27.19  
 GR

Project	20181258-000	Park Place CDD	Invoice	11
Review quote for S. Mobley sidewalk/erosion repair & request additional clarification;				
Chang, Philip	7/26/2019	.25	170.00	42.50
Review NO PARKING curb painting quote and coordinate with District Manager				
Chang, Philip	7/31/2019	.25	170.00	42.50
Coordination of scheduling of curb painting (No Parking);				
Totals		.75		127.50
<b>Total Labor</b>				<b>127.50</b>
<b>Total this Phase</b>				<b>\$127.50</b>
<b>Total this Invoice</b>				<b>\$1,487.50</b>

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

Gene Roberts

Park Place Community Development District

c/o Meritus Districts, Inc.

2005 Pan AM Circle, Suite 300

Tampa, FL 33607

# Invoice

August 19, 2019

Project No:

20181258-001

Invoice No:

6

FEID #59-1173834

Received

AUG 22 2019

Project 20181258-001 Park Place Ownership Map

Professional Services through August 4, 2019

Phase 01 CDD Ownership Map

Fee

Total Fee 3,000.00

Percent Complete

100.00

Total Earned

3,000.00

Previous Fee Billing

2,610.00

Current Fee Billing

390.00

Total Fee

390.00

Total this Phase

\$390.00

Total this Invoice

\$390.00

51300 - 3103

8-27-19

GR



**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Park Place Community Development  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

July 30, 2019  
Client: 001365  
Matter: 000001  
Invoice #: 17299

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

**SERVICES**

Date	Person	Description of Services	Hours	
6/18/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.6	
6/19/2019	JMV	TELEPHONE CALL WITH B. HOWELL; PREPARE FOR AND ATTEND CDD BOARD MEETING.	3.1	
Total Professional Services			3.7	\$1,017.50

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	3.7	\$1,017.50

51400-3107  
8.5.19  
612

REVIEWEDdthomas 8/20/2019

July 30, 2019  
Client: 001365  
Matter: 000001  
Invoice #: 17299

Page: 2

---

Total Services	\$1,017.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,017.50

**PAY THIS AMOUNT**

**\$1,017.50**

***Please Include Invoice Number on all Correspondence***

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Park Place Community Development  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

August 26, 2019  
Client: 001365  
Matter: 000001  
Invoice #: 17391

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
7/29/2019	LB	PREPARE DRAFT RESOLUTION APPROVING FY 2019/2020 BUDGET AND DRAFT RESOLUTION IMPOSING O&M ASSESSMENTS RE SAME.	0.8	
7/31/2019	LB	REVISE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME.	0.2	
8/5/2019	JMV	PREPARE OPERATIONS AND MAINTENANCE RESOLUTIONS; PREPARE OPERATIONS AND MAINTENANCE RESOLUTION.	0.5	
8/5/2019	LB	FINALIZE RESOLUTION ADOPTING BUDGET FOR FY 2019/2020 AND RESOLUTION IMPOSING O&M ASSESSMENTS RE SAME; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
Total Professional Services			1.7	\$317.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.5	\$137.50
LB	Lynn Butler	1.2	\$180.00

51400.3107  
8.29.19  
GL

REVIEWEDdtthomas 8/29/2019

August 26, 2019

Client: 001365

Matter: 000001

Invoice #: 17391

Page: 2

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Total Services	\$317.50	
Total Disbursements	\$0.00	
Total Current Charges		\$317.50

**PAY THIS AMOUNT**

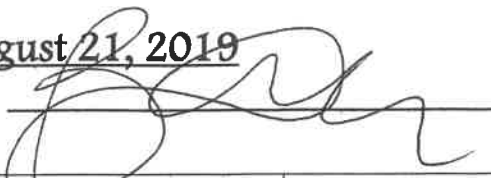
**\$317.50**

***Please Include Invoice Number on all Correspondence***

**PARK PLACE CDD**

**MEETING DATE: August 21, 2019**

**DMS Staff Signature**



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Booth, Darren	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Kinser-Powell, Cathy	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Andrea Jackson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Erica Lavina	<input checked="" type="checkbox"/>	Salary Accepted	\$200

AJ082119

REVIEWEDdthomas 8/29/2019





**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA                    } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in **Tampa Bay Times: 7/26/19**, in said newspaper in the issues of **Tampa Tribune North**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

\_\_\_\_\_  
**Signature of Affiant**

Sworn to and subscribed before me this 07/26/2019.

\_\_\_\_\_  
**Signature of Notary Public**

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Park Place Community Development District will hold two public hearings and a regular meeting on **August 21, 2019 at 4:00 p.m.** at The Lake House, 11740 Casa Lago Lane, Tampa, Florida 33626.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell  
District Manager

## PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

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 <sup>(2)</sup>
<b>Mandolin<sup>1</sup></b>												
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
<b>Windsor<sup>2</sup></b>												
Townhome	0.37	182	182	\$358.69	\$0.00	\$73.85	\$331.32	\$0.00	\$0.00	\$763.86	\$763.86	\$0.00
<b>Highland Park<sup>1</sup></b>												
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
<b>Mixed Use<sup>1</sup></b>												
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:

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

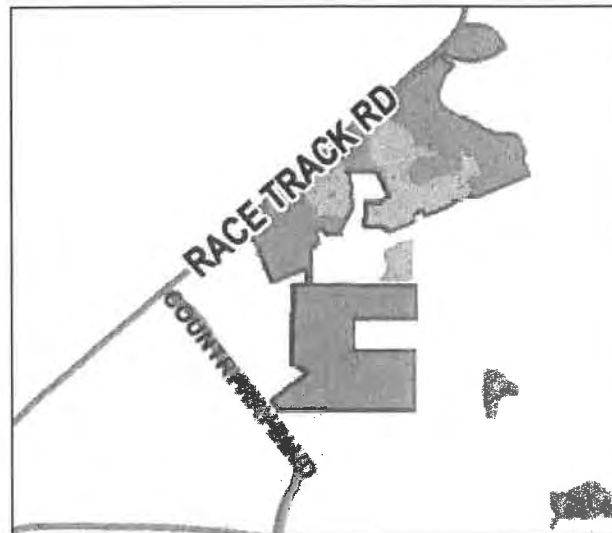
<sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at [www.parkplacecdd.org](http://www.parkplacecdd.org) at least two days before the budget hearing date.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.**

The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed



**SITE  
LOCATION**

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/2/19		PARK PLACE CDD	
Billing Date		Sales Rep	Customer Account
08/02/2019		User Unassigned	117357
Total Amount Due			Ad Number
\$369.50			0000002023

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/19	08/02/19	0000002023	Daily Newspaper	Legals - CLS	FY 2020 Budget hearing	1	2x44 L	\$365.50
08/02/19	08/02/19	0000002023	Online Upsell	Legals - CLS	FY 2020 Budget hearing AffidavitMaterial	1	2x44 L	\$0.00 \$4.00

Received  
AUG 12 2019

\$1360.4801  
8.14.19  
GR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/2/19		PARK PLACE CDD	
Billing Date		Sales Rep	Customer Account
08/02/2019		User Unassigned	117357
Total Amount Due			Ad Number
\$369.50			0000002023

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

PARK PLACE CDD  
ATTN: C/O MERTIUS DISTRICTS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

REVIEWED dthomas 8/20/2019

2023

# Tampa Bay Times


Published Daily

STATE OF FLORIDA } ss

COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in Tampa Bay Times Hillsborough edition(s): **August 2, 2019** in said newspaper in the issues of Hillsborough.

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant

Sworn to and subscribed before me this **08/02/19**.



Signature of Notary of Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



## PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

### **NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for the Park Place Community Development District (the "District") will hold a public hearing and a regular meeting on August 21, 2019 at 4:00 p.m. at The Lake House, 11740 Casa Lago Lane, Tampa, Florida 33626, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell  
District Manager

Run Date: August 2, 2019

0000002023



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
--------	------------------------	----------------------	------------------	---------------	--------------	--	------------------------------------	----------------------

<b>Monthly Contract</b>								
Bella Pool Service LLC	5819	112.50	37.50	150.00				HP - Fountain Service - August
<b>Monthly Contract Sub-Total</b>				<b>\$ 150.00</b>				

<b>Variable Contract</b>								
<b>Variable Contract Sub-Total</b>				<b>\$0.00</b>				

<b>Utilities</b>								
BOCC	2640510000 082219	10.00	3.33	13.33				HP - Water Service - thru 08/20/19
BOCC	3478300000 082219	341.24	113.75	454.99				HP - Reclaim Water Service - thru 08/20/19
BOCC	3640510000 082219	60.38	20.13	80.51				HP - Water Service - thru 08/20/19
BOCC	4121609190 082219	54.92	18.31	73.22				HP - Reclaim Water Service - thru 08/20/19
BOCC	4439866474 082219	29.46	9.82	39.28				HP - Reclaim Water Service - thru 08/20/19
BOCC	4478300000 082219	3.12	1.04	4.16	<b>\$ 665.49</b>			HP - Reclaim Water Service - thru 08/20/19
Tampa Electric	311000010091 080519	249.70	83.23	332.93				Electric Service - thru 07/23/19
<b>Utilities Sub-Total</b>				<b>\$ 998.42</b>				

<b>Regular Services</b>								
Spearem Enterprises, LLC	3967	187.50	62.50	250.00				HP - Clean Playground - thru 08/11/19
Spearem Enterprises, LLC	3968	60.00	20.00	80.00	<b>\$ 330.00</b>			HP - Radar Report - thru 08/15/19
<b>Regular Services Sub-Total</b>				<b>\$ 330.00</b>				

<b>Additional Services</b>								
Millennium Lawn and Landscape Inc.	14322	1,309.50	436.50	1,746.00				HP - Irrigation Repairs - 08/07/19
Millennium Lawn and Landscape Inc.	14338	187.50	62.50	250.00				HP - Remove Tree - 08/09/19
Millennium Lawn and Landscape Inc.	14346	307.50	102.50	410.00				HP - Irrigation Repairs - 08/14/19
Millennium Lawn and Landscape Inc.	14357	112.50	37.50	150.00				HP - Trim Oaks - 08/21/19
Millennium Lawn and Landscape Inc.	14358	337.50	112.50	450.00				HP - Remove Pine - 08/21/19
Millennium Lawn and Landscape Inc.	14359	187.50	62.50	250.00				HP - Remove Broken Limbs - 08/21/19
Millennium Lawn and Landscape Inc.	14360	131.25	43.75	175.00				HP - Remove Tree - 08/21/19
Millennium Lawn and Landscape Inc.	14361	375.00	125.00	500.00				HP - St Augustine Sod - 08/21/19
Millennium Lawn and Landscape Inc.	14394	56.25	18.75	75.00	<b>\$ 4,006.00</b>			HP - Remove Metal Pole - 08/27/19
<b>Additional Services Sub-Total</b>				<b>\$4,006.00</b>				

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
<b>Total</b>				\$5,484.42				

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 #
8/15/2019	5819

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 15		8/15/2019			
Quantity	Item Code	Description			Price Each	Amount
	Fountain Service	AUGUST ; Maintain fountain water and equipment for operation			150.00	150.00
57204. 4412 8.20.19 GL						
Phone #					Total	
727-656-7285					\$150.00	
E-mail						
bellapoolservice@verizon.net						

REVIEWEDthomas 8/26/2019



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	08/22/2019	09/12/2019

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	07/18/2019	3773	08/20/2019	3774	100	ACTUAL	WATER

#### Service Address Charges

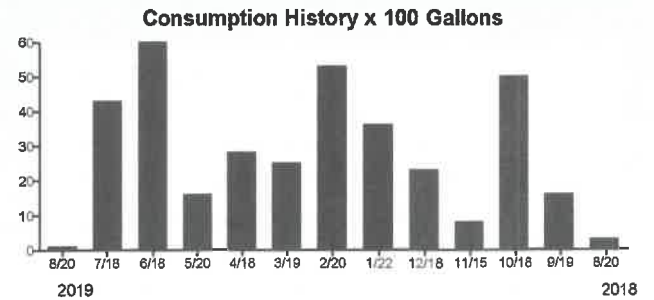
Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$0.29
Water Base Charge	\$8.76
Water Usage Charge	\$0.07
<b>Total Service Address Charges</b>	<b>\$13.33</b>

#### Summary of Account Charges

Previous Balance	\$28.67
Net Payments - Thank You	(\$28.67)
Total Account Charges	<b>\$13.33</b>
<b>AMOUNT DUE</b>	<b>\$13.33</b>

#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

**Received**

**AUG 29 2019**

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

1,432

DUE DATE	09/12/2019
AMOUNT DUE	\$13.33
AMOUNT PAID	

0026405100004

137  
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REVIEWED dthomas 8/29/2019



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	08/22/2019	09/12/2019

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	07/18/2019	434766	08/20/2019	445000	1023400	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$454.99
<b>Total Service Address Charges</b>	<b>\$454.99</b>

#### Summary of Account Charges

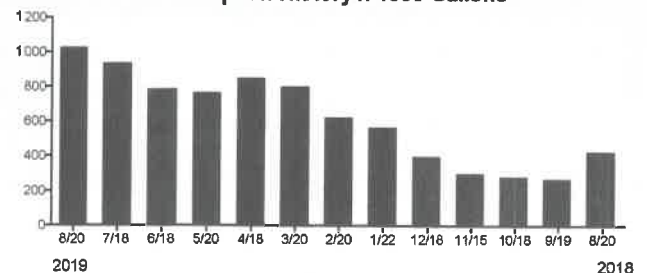
Previous Balance	\$405.69
Net Payments - Thank You	(\$405.69)
<b>Total Account Charges</b>	<b>\$454.99</b>

<b>AMOUNT DUE</b>	<b>\$454.99</b>
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#### Important Message

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Consumption History x 1000 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 3478300000

Received

AUG 29 2019

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

1,882

DUE DATE	09/12/2019
AMOUNT DUE	\$454.99
AMOUNT PAID	

0034783000002

00000454991

REVIEWED dthomas 8/29/2019



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	08/22/2019	09/12/2019

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	07/18/2019	8541	08/20/2019	8573	3200	ACTUAL	WATER

#### Service Address Charges

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$9.38
Water Base Charge	\$14.63
Water Usage Charge	\$2.30
Sewer Base Charge	\$35.40
Sewer Usage Charge	\$14.59
<b>Total Service Address Charges</b>	<b>\$80.51</b>

#### Summary of Account Charges

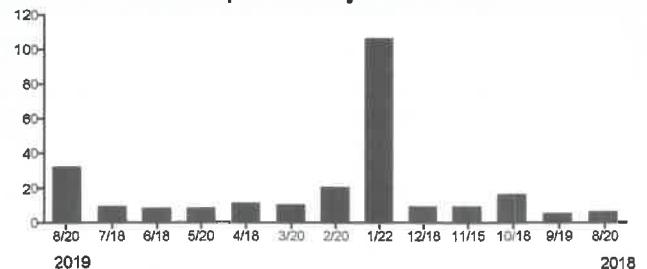
Previous Balance	\$61.63
Net Payments - Thank You	(\$61.63)
<b>Total Account Charges</b>	<b>\$80.51</b>

<b>AMOUNT DUE</b>	<b>\$80.51</b>
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#### Important Message

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Consumption History x 100 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

**Received**  
AUG 29 2019

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

1,946

<b>DUE DATE</b>	09/12/2019
<b>AMOUNT DUE</b>	\$80.51
<b>AMOUNT PAID</b>	

0036405100003

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REVIEWED dthomas 8/29/2019





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	08/22/2019	09/12/2019

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	07/18/2019	105739	08/20/2019	108160	242100	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$73.22
<b>Total Service Address Charges</b>	<b>\$73.22</b>

**Summary of Account Charges**

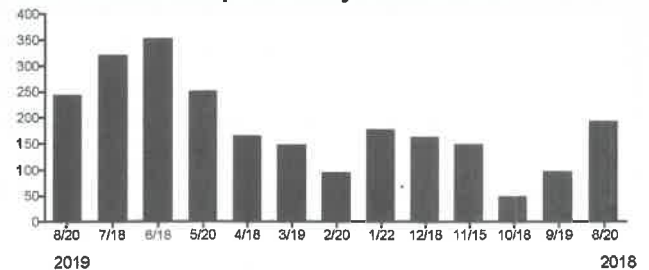
Previous Balance	\$87.98
Net Payments - Thank You	(\$87.98)
<b>Total Account Charges</b>	<b>\$73.22</b>

<b>AMOUNT DUE</b>	<b>\$73.22</b>
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**Important Message**

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Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190

**Received**  
AUG 29 2019

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

2,179

<b>DUE DATE</b>	09/12/2019
<b>AMOUNT DUE</b>	\$73.22
<b>AMOUNT PAID</b>	

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140  
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REVIEWED dthomas 8/29/2019



**Hillsborough  
County Florida**

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	08/22/2019	09/12/2019

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	07/18/2019	343652	08/20/2019	346033	238100	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$39.28
<b>Total Service Address Charges</b>	<b>\$39.28</b>

**Summary of Account Charges**

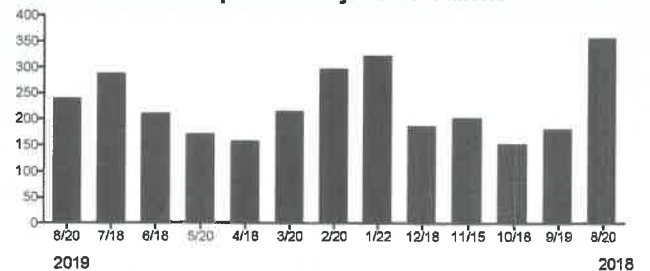
Previous Balance	\$45.28
Net Payments - Thank You	(\$45.28)
<b>Total Account Charges</b>	<b>\$39.28</b>

<b>AMOUNT DUE</b>	<b>\$39.28</b>
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**Important Message**

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Consumption History x 1000 Gallons



**Hillsborough  
County Florida**

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4439866474**

**Received**

**AUG 29 2019**

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



PARK PLACE CDD  
C/O MERITUS  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

2,340

<b>DUE DATE</b>	09/12/2019
<b>AMOUNT DUE</b>	\$39.28
<b>AMOUNT PAID</b>	

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REVIEWED dthomas 8/29/2019



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	08/22/2019	09/12/2019

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
61064416	07/18/2019	9321	08/20/2019	9321	0	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$4.16
<b>Total Service Address Charges</b>	<b>\$4.16</b>

#### Summary of Account Charges

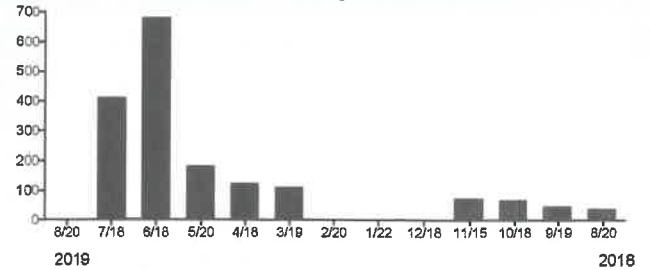
Previous Balance	\$57.32
Net Payments - Thank You	(\$57.32)
<b>Total Account Charges</b>	<b>\$4.16</b>

<b>AMOUNT DUE</b>	<b>\$4.16</b>
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#### Important Message

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Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000

**Received**  
AUG 29 2019

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

2,367

DUE DATE	09/12/2019
AMOUNT DUE	\$4.16
AMOUNT PAID	

0044783000001

142  
00000004168

REVIEWED dthomas 8/29/2019



## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 08/05/19  
Account: 311000010091

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

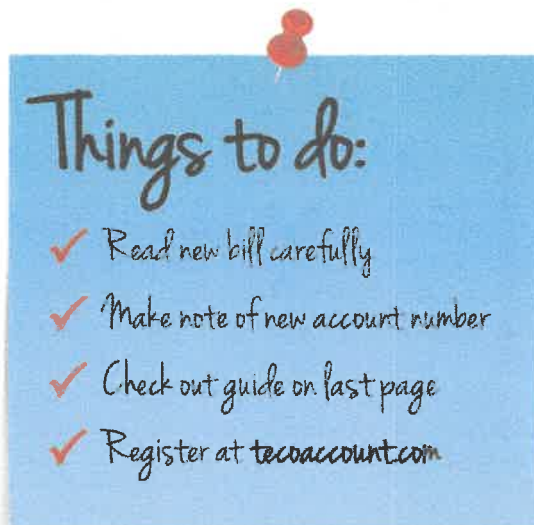


Current month's charges:	\$3,799.26
Total amount due:	\$3,739.26
Payment Due By:	08/19/19

### Your Account Summary

Previous Amount Due	\$3,680.73
Payment(s) Received Since Last Statement	-\$3,697.25
Miscellaneous Credits	-\$43.48
Credit balance after payments and credits	-\$60.00
<b>Current Month's Charges</b>	<b>\$3,799.26</b>
<b>Total Amount Due</b>	<b>\$3,739.26</b>

**DO NOT PAY. Your account will be drafted on 08/19/19**



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



### More options for you.

Visit [tecoaccount.com](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

53102 53104 53106  
4301 4301 4301  
3127.51 458.43 153.32

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:	\$3,799.26
Total amount due:	\$3,739.26
Payment Due By:	08/19/19

**Amount Enclosed** \$ \_\_\_\_\_

700625000957 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/19/19

PARK PLACE CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## 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

00000037-0000388-Page 4 of 20

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 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 not 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](http://peoplesgas.com) o [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

## Billed Individual Accounts



00000037-0000388-Page 5 of 20

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$25.26
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$943.24
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1634.36
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.32
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.15
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.26
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$157.49
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$31.54
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$27.14
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$47.39
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$42.52
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$26.77
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$34.82



**Account:** 211007038386  
**Statement Date:** 07/31/19

**Details of Charges – Service from 06/21/19 to 07/23/19**

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	07/23/19	24,618		24,547		71 kWh	1	33 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						71 kWh @ \$0.05916/kWh \$4.20		
Fuel Charge						71 kWh @ \$0.03227/kWh \$2.29		
Florida Gross Receipt Tax						\$0.63		
<b>Electric Service Cost</b>						<b>\$25.26</b>		
<b>Current Month's Electric Charges</b>						<b>\$25.26</b>		



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**Account:** 211015021994  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/20/19 to 07/19/19

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1702 kWh @ \$0.02904/kWh	\$49.43
Fixture & Maintenance Charge	22 Fixtures	\$310.55
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1702 kWh @ \$0.03194/kWh	\$54.36
Florida Gross Receipt Tax		\$2.66
<b>Lighting Charges</b>		<b>\$943.24</b>
<b>Current Month's Electric Charges</b>		<b>\$943.24</b>

00000037-0000390-Page 7 of 20



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 07/31/19

### Details of Charges – Service from 06/20/19 to 07/19/19

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1412 kWh @ \$0.02904/kWh	\$41.00
Fixture & Maintenance Charge	43 Fixtures	\$621.06
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1412 kWh @ \$0.03194/kWh	\$45.10
Florida Gross Receipt Tax		\$2.21
<b>Lighting Charges</b>		<b>\$1,634.36</b>
<b>Current Month's Electric Charges</b>		<b>\$1,634.36</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022232  
**Statement Date:** 07/31/19

### Details of Charges – Service from 06/20/19 to 07/19/19

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	243 kWh @ \$0.02904/kWh	\$7.06
Fixture & Maintenance Charge	7 Fixtures	\$92.41
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	243 kWh @ \$0.03194/kWh	\$7.76
Florida Gross Receipt Tax		\$0.38

#### Lighting Charges

**\$258.32**

#### Current Month's Electric Charges

**\$258.32**

00000037-0000391-Page 9 of 20



## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 07/31/19

### Details of Charges – Service from 06/20/19 to 07/19/19

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	234 kWh @ \$0.02904/kWh	\$6.80
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.03194/kWh	\$7.47
Florida Gross Receipt Tax		\$0.37
<b>Lighting Charges</b>		<b>\$228.15</b>

**Current Month's Electric Charges**

**\$228.15**

00000037-0000381-Page 10 of 20



## ACCOUNT INVOICE

tampaelectric.com



Received

AUG 08 2019

Account: 211015022463  
Statement Date: 07/31/19



### Details of Charges – Service from 06/20/19 to 07/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	276 kWh @ \$0.02904/kWh	\$8.02
Fixture & Maintenance Charge	9 Fixtures	\$131.22
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	276 kWh @ \$0.03194/kWh	\$8.82
Florida Gross Receipt Tax		\$0.43

**Lighting Charges** **\$342.26**

**Current Month's Electric Charges** **\$342.26**

00000037-0000392-Page 11 of 20



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 07/31/19

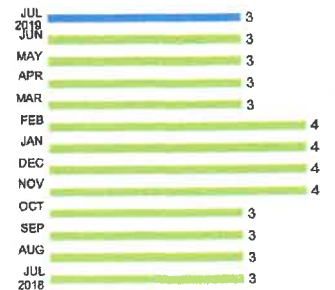
## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000198591	07/23/19	131		40		91 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						91 kWh @ \$0.05916/kWh \$5.38		
Fuel Charge						91 kWh @ \$0.03227/kWh \$2.94		
Florida Gross Receipt Tax						\$0.68		
<b>Electric Service Cost</b>						<b>\$27.14</b>		
<b>Current Month's Electric Charges</b>						<b>\$27.14</b>		



00000037-0000393-Page 14 of 20





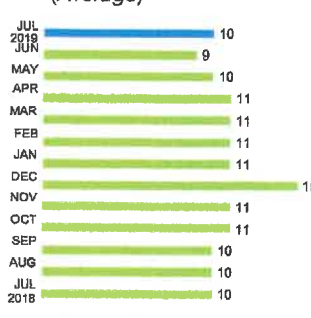
**Account:** 211015023099  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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

**Rate Schedule: General Service - Non Demand**

00000037-0000394-Page 15 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	07/23/19	450		143		307 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						307 kWh @ \$0.05916/kWh		
Fuel Charge						307 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$9.91		
Electric Service Cost						\$1.18		
<b>Current Month's Electric Charges</b>						<b>\$47.39</b>	<b>\$47.39</b>	



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023214  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000180482	07/23/19	601		346		255 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						255 kWh @ \$0.05916/kWh \$15.09		
Fuel Charge						255 kWh @ \$0.03227/kWh \$8.23		
Florida Gross Receipt Tax						\$1.06		
<b>Electric Service Cost</b>						<b>\$42.52</b>		
<b>Current Month's Electric Charges</b>						<b>\$42.52</b>		

## Miscellaneous Credits

Deposit Refund - \$42.52

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - \$0.96

**Total Current Month's Credits - \$43.48**



**Account:** 211015023339  
**Statement Date:** 07/31/19

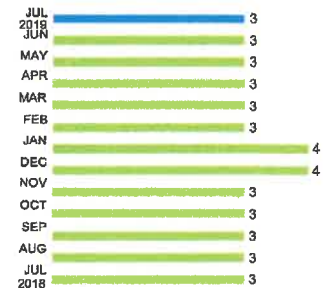
## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000181268	07/23/19	186		99		87 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						87 kWh @ \$0.05916/kWh \$5.15		
Fuel Charge						87 kWh @ \$0.03227/kWh \$2.81		
Florida Gross Receipt Tax						\$0.67		
<b>Electric Service Cost</b>						<b>\$26.77</b>		
<b>Current Month's Electric Charges</b>						<b>\$26.77</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000180490	07/23/19	406		233		173 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						173 kWh @ \$0.05916/kWh \$10.23		
Fuel Charge						173 kWh @ \$0.03227/kWh \$5.58		
Florida Gross Receipt Tax						\$0.87		
<b>Electric Service Cost</b>						<b>\$34.82</b>		
<b>Current Month's Electric Charges</b>						<b>\$34.82</b>		
<b>Total Current Month's Charges</b>						<b>\$3,799.26</b>		

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## Understanding Your Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge/Customer Charge** – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

**Bright Choices™** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. The fee is collected by Peoples Gas and Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – Many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

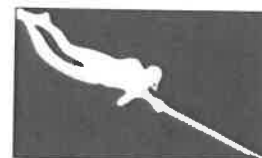
**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).

**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 # 3967

DATE 08/22/2019

DUE DATE 09/06/2019

TERMS Net 15

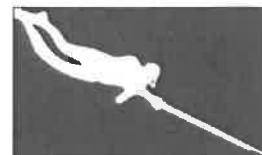
DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b>			
7-22-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b>			
7-30-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b>			
8-4-2019 Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b>			
8-11-2019: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Material</b>			0.00
Hand Soap, Toilet Paper, Trash Can liners, Koala Infant changing pads	1	10.00	10.00
			0.00

BALANCE DUE

**\$250.00**

57204-4612  
 8.27.19  
 GR

**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 #** 3968

**DATE** 08/22/2019

**DUE DATE** 09/21/2019

**TERMS** Net 30

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Radar Report 7-15-2019 thru 7-31-2019 down;load radar data, email report	1	40.00	40.00
<b>Labor</b> Radar Report 8-1-2019 thru 8-15-2019 down;load radar data, email report	1	40.00	40.00

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

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

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

**BALANCE DUE**

**\$80.00**

57260.3403  
 8.27.19  
 62

REVIEWEDdthomas 8/29/2019



Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/7/2019	14322

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

<b>Ship To</b>
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		8/7/2019			
Quantity	Description			Price Each	Amount	
	irrigation repairs done 8 / 5 repairing main lines by perfect place and lateral lines labor 3 techs x 6 hours on hp side			600.00	600.00	
	6 lateral line repairs most wrapped in roots			450.00	450.00	
	2 pop ups			46.00	46.00	
	main line repair under tree			350.00	350.00	
	2 wireless rain sensors			300.00	300.00	
53904.4587 8.12.19 GW						

Thank you for your business.

**Total** \$1,746.00

**Payments/Credits** \$0.00

**Balance Due** \$1,746.00

*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 8/20/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/9/2019	14338

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

<b>Ship To</b>
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		8/9/2019			
Quantity	Description				Price Each	Amount
	Remove 1 dead tree along racetrac rd per gene 8 / 7 / 19				250.00	250.00
53904.4577 8.12.19 GR						

					<b>Total</b>	\$250.00
					<b>Payments/Credits</b>	\$0.00
					<b>Balance Due</b>	\$250.00

*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 8/20/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/14/2019	14346

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

<b>Ship To</b>
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		8/14/2019			
Quantity	Description			Price Each	Amount	
	irrigation repairs 8 / 13 labor 3 techs x 1.5 hours			225.00	225.00	
	track valve and repalce bad decoder #16 where water was stuck on			185.00	185.00	
<div>53904- 4603 8.20.19 62</div>						

Thank you for your business.

**Total** \$410.00

**Payments/Credits** \$0.00

**Balance Due** \$410.00

*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 8/26/2019



Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/21/2019	14358

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

<b>Ship To</b>
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		8/21/2019			
Quantity	Description				Price Each	Amount
	remove dead pine along racetrac rd and remove dead pine in nature island haul and dispose debris				450.00	450.00
53904, 4583 8.22.19 LR						

Thank you for your business.

**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.

REVIEWEDdthomas 8/26/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/21/2019	14359

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

<b>Ship To</b>
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		8/21/2019			
Quantity	Description				Price Each	Amount
	remove large broken limbs out of tree by whispering lake trail by back retention area haul and dispose debris				250.00	250.00
53904.4542 8.22.19 672						

Thank you for your business.

**Total** \$250.00

**Payments/Credits** \$0.00

**Balance Due** \$250.00

*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 8/26/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/21/2019	14360

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

<b>Ship To</b>
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		8/21/2019			
Quantity	Description				Price Each	Amount
	remove large evasive brazilian pepper tree by liftstation haul and dispose debris				175.00	175.00
53904.4542 8.22.19 G12						

Thank you for your business.

<b>Total</b>	\$175.00
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<b>Payments/Credits</b>	\$0.00
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<b>Balance Due</b>	\$175.00
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*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 8/26/2019



Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/21/2019	14361

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		8/21/2019			
Quantity	Description				Price Each	Amount
	1 pallet st augustine sod for patch work at fountain head and a couple of other areas				500.00	500.00
53904.4582 8.22.19 GZ						

Thank you for your business.

**Total** \$500.00

**Payments/Credits** \$0.00

**Balance Due** \$500.00

*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 8/26/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/27/2019	14394

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		8/27/2019			
Quantity	Description			Price Each	Amount	
	remove metal pole and concrete due to safety hazard on hp side labor and removal			75.00	75.00	
53914-4911 8.29.19 GR						

Thank you for your business.

**Total** \$75.00

**Payments/Credits** \$0.00

**Balance Due** \$75.00

*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 8/29/2019

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Cypress Creek Aquatics, Inc.	1009	3,160.00			WM - Aquatic Maintenance - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,160.00</b>			

<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			

<b>Utilities</b>					
BOCC	1923999022 081319	\$ 71.38			WM - Reclaim Water Service - thru 08/09/19
Frontier	8138187058 080119	90.34			WM - Phone Service - thru 08/31/19
Frontier	8138188068 082219	85.63	<b>\$ 175.97</b>		WM - Phone Service - thru 09/21/19
Tampa Electric	221006629085 082319	101.51			WM - Electric Service - thru 08/19/19
Tampa Electric	221006630208 082319	36.51			WM - Electric Service - thru 08/20/19
Tampa Electric	311000010091 080519	3,406.33	<b>\$ 3,544.35</b>		Electric Service - thru 07/23/19
<b>Utilities Sub-Total</b>		<b>\$ 3,791.70</b>			

<b>Regular Services</b>					
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>			

<b>Additional Services</b>					
Charles Aquatics, Inc.	36664	\$ 75.00			WM - Replace Fountain Battery - 08/21/19
Millennium Lawn and Landscape Inc.	14323	256.00			WM - Irrigation Repairs - 08/07/19
Millennium Lawn and Landscape Inc.	14345	885.00			WM - Irrigation Repairs - 08/14/19
Millennium Lawn and Landscape	14348	275.00	<b>\$ 1,416.00</b>		WM - Install Drain Line - 08/14/19

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Inc.					
Spearem Enterprises, LLC	3954	200.00			WM - Install Drain - 08/08/19
<b>Additional Services Sub-Total</b>		<b>\$ 1,691.00</b>			
<b>TOTAL:</b>		<b>\$ 8,642.70</b>			

**Approved (with any necessary revisions noted):**

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
8/1/2019	1009

Bill To
Park Place CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Maintenance Agreement

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	3,160.00	3,160.00
53902 <del>53804</del> .4580 85.19 612			<b>Total</b>	
			\$3,160.00	

REVIEWED dthomas 8/20/2019



Hillsborough  
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	08/13/2019	09/03/2019



#### Summary of Account Charges

Previous Balance	\$253.20
Net Payments - Thank You	(\$253.20)
Total Account Charges	\$71.38

<b>AMOUNT DUE</b>	<b>\$71.38</b>
-------------------	----------------

#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

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

REVIEWED dthomas 8/21/2019



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022

Received  
AUG 19 2019

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

114

DUE DATE	09/03/2019
AMOUNT DUE	\$71.38
AMOUNT PAID	

0019239990229

00000071381



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	08/13/2019	09/03/2019

Service Address: 11741 CITRUS PARK DR

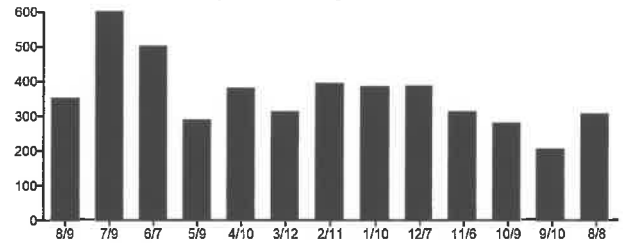
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	07/09/2019	365799	08/09/2019	369315	351600	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$57.07
<b>Total Service Address Charges</b>	<b>\$57.07</b>

Consumption History x 1000 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	08/13/2019	09/03/2019

Service Address: 11698 CITRUS PARK DR

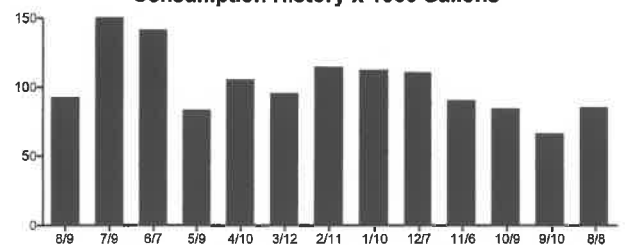
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	07/09/2019	56087	08/09/2019	57010	92300	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$14.31
<b>Total Service Address Charges</b>	<b>\$14.31</b>

Consumption History x 1000 Gallons









## Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | [frontiertexting.com/getstarted](http://frontiertexting.com/getstarted)

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**

## CURRENT BILLING SUMMARY

Local Service from 08/01/19 to 08/31/19

Qty Description	813/818-7058.0	Charge
<b>Basic Charges</b>		
Business Line		42.00
Acc Rec Chrg Multi-Ln Bus		3.72
Federal Subscriber Line Charge		8.41
Federal Excise Tax		1.62
Federal USF Recovery Charge		2.96
FL State Communications Services Tax		2.81
FL State Gross Receipts Tax		1.44
County Communications Services Tax		3.08
FL Telecommunications Relay Service		.10
Hillsborough County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>66.54</b>
<b>Non Basic Charges</b>		
Other Charges-Detailed Below		5.56
Federal Excise Tax		.17
FCA Long Distance - Federal USF Surcharge		1.05
FL State Communications Services Tax		.32
FL State Gross Receipts Tax		.17
County Communications Services Tax		.36
<b>Total Non Basic Charges</b>		<b>7.63</b>
<b>Toll/Other</b>		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.56
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		2.79
FL State Communications Services Tax		.71
FL State Gross Receipts Tax		.36
County Communications Services Tax		.77
<b>Total Toll/Other</b>		<b>16.17</b>

**TOTAL 90.34**

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Frontier Road Work Recovery Surcharge	AUTOCH	8/01	1.25
1 Federal Primary Carrier Multi Line Charge	AUTOCH	8/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	8/01	5.99
813/818-7058	<b>Subtotal</b>		<b>11.55</b>
<b>Subtotal</b>			<b>11.55</b>

## Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	JUN 21	8:28P	.3	DD	FTWALTNBCH FL (850)368-0792	.03
2	JUN 23	6:49P	.4	DD	BRENTWOOD NY (631)804-0457	.03
3	JUN 28	12:40P	.7	DD	NORTHBROOK IL (847)275-6826	.05
4	JUN 29	6:45P	.8	DD	ATLANTA GA (404)783-6296	.05
5	JUN 30	6:49P	.3	DD	BRENTWOOD NY (631)804-0457	.03
6	JUL 08	2:30P	.3	DD	PTTSBGZON1 PA (412)855-0454	.03
7	JUL 08	2:32P	.3	DD	PTTSBGZON1 PA (412)855-0454	.03
8	JUL 10	5:26P	.3	DD	NEW YORK NY (917)923-9699	.03
9	JUL 16	12:15P	.8	DD	WINTERPARK FL (321)274-3522	.06
10	JUL 17	12:57P	.5	DD	NORWICH CT (860)917-7733	.04
11	JUL 20	4:57P	.3	DD	ATLANTA GA (404)783-6296	.03
12	JUL 26	9:20A	.3	DD	BRENTWOOD NY (631)804-0457	.03
13	JUL 27	6:49P	.7	DD	NRFOLKZON1 VA (757)339-2851	.05
14	JUL 30	3:06P	.5	DD	NEW YORK NY (917)923-9699	.04
15	JUL 31	10:02A	.4	DD	BRENTWOOD NY (631)804-0457	.03
<b>813/818-7058 Subtotal</b>						<b>.56</b>

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$90.34 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. Questions? Please contact customer service.





PARK PLACE CDD  
Date of Bill  
Account Number

Page 4 of 4  
8/01/19  
813-818-7058-022619-5

Legend Call Types:  
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	15	6	.56
***Customer Summary	15	6	.56

Caller Summary Report




	Calls	Minutes	Amount
Interstate	13	5	.47
Intrastate	2	1	.09
***Customer Summary	15	6	.56



**Account Summary**

<b>New Charges Due Date</b>	<b>9/16/19</b>
Billing Date	8/22/19
Account Number	813-818-8068-022619-5
PIN	9579
Previous Balance	85.63
Payments Received Thru 8/05/19	-85.63
Thank you for your payment!	
Balance Forward	.00
New Charges	85.63
<b>Total Amount Due</b>	<b>\$85.63</b>

**Protect your vital business data with Frontier Secure.**

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Helps protect your computers and mobile devices against viruses and malware.
-  **Connect**  
Cloud-based storage to save and share data from any Internet-connected device.
-  **Support**  
24/7 phone support from U.S.-based experts for hardware, networking and Windows software issues.

**1.844.563.7079**  
[business.frontier.com/secure](http://business.frontier.com/secure)

**Frontier**  
SECURE

Requires Internet access. Internet access service and charges not included. Frontier does not warrant that the services will be error-free or uninterrupted. Taxes, governmental and Frontier-imposed surcharges, minimum system requirements and other terms and conditions apply.

**Manage Your Account**

**To Pay Your Bill**

-  **Online:** Frontier.com  **1.800.801.6652**
-  **Pay by Mail**

**To Contact Us**

-  **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter
-  **Call:** 1.800.921.8102  **Tech Support:** Frontier.com/helpcenter
-  **Email:** ContactBusiness@ftr.com

1,6

**Frontier**  
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

AV 01 016674 47345B 74 A\*\*5DGT

|||||

PARK PLACE CDD  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

**PAYMENT STUB**

**Total Amount Due** **\$85.63**

New Charges Due Date 9/16/19

Account Number 813-818-8068-022619-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$

To change your billing address, call 1-800-921-8102

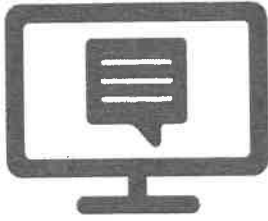
**Received**

**AUG 27 2019**

**FRONTIER**  
**PO BOX 740407**  
**CINCINNATI OH 45274-0407**

|||||

1070098138188068022619000000000000000085635



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## CURRENT BILLING SUMMARY

Local Service from 08/22/19 to 09/21/19

Qty Description	813/818-8068.0	Charge
<b>Basic Charges</b>		
FTR Freedom for Business		87.00
Access Recovery Chrg-Bus		2.50
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		.28
Federal USF Recovery Charge		2.20
FCA Long Distance - Federal USF Surcharge		3.17
FL State Communications Services Tax		4.99
FL State Gross Receipts Tax		2.55
County Communications Services Tax		5.48
FL Telecommunications Relay Service		.10
Hillsborough County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>115.17</b>
<b>Non Basic Charges</b>		
Other Charges-Detailed Below		3.24
Federal Excise Tax		.10
FCA Long Distance - Federal USF Surcharge		.49
FL State Communications Services Tax		.18
FL State Gross Receipts Tax		.09
County Communications Services Tax		.20
<b>Total Non Basic Charges</b>		<b>4.30</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		5.99
Partial Month Charges-Detailed Below		-35.01
FCA Long Distance - Federal USF Surcharge		-.98
FL State Communications Services Tax		-1.47
FL State Gross Receipts Tax		-.75
County Communications Services Tax		-1.62
<b>Total Toll/Other</b>		<b>-33.84</b>

**TOTAL 85.63**

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$85.63 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per use. Questions? Please contact customer service.

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Frontier Road Work Recovery Surcharge	AUTOCH	8/22	1.25
1 Federal Primary Carrier Single Line Charge	AUTOCH	8/22	1.99
1 Carrier Cost Recovery Surcharge	AUTOCH	8/22	5.99
813/818-8068	<b>Subtotal</b>		<b>9.23</b>
<b>Partial Month Charges</b>			
LD Discount Freedom Bus	PROMOTION	8/22 9/21	-10.00
Feature Disc Freedom Bus	PROMOTION	8/22 9/21	-25.01
813/818-8068	<b>Subtotal</b>		<b>-35.01</b>
<b>Subtotal</b>			<b>-25.78</b>

## Detail of Frontier Charges

Toll charged to 813/818-8068

## Detail of Frontier Com of America Charges

Toll charged to 813/818-8068

## Legend Call Types:

DD - Day





PARK PLACE CDD  
Date of Bill  
Account Number

Page 4 of 4  
8/22/19  
813-818-8068-022619-5

Caller Summary Report

	Calls	Minutes	Amount
Main Number	7	7	.00
***Customer Summary	7	7	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	2	2	.00
Interstate	5	5	.00
***Customer Summary	7	7	.00



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/23/2019

Account: 221006629085

PARK PLACE CDD  
11741 CITRUS PARK DR MP  
TAMPA, FL 33626-0000

Current month's charges:	\$101.51
Total amount due:	\$101.51
Payment Due By:	09/13/2019

### Your Account Summary

Previous Amount Due	\$212.52
Payment(s) Received Since Last Statement	-\$212.52
<b>Current Month's Charges</b>	<b>\$101.51</b>
<b>Total Amount Due</b>	<b>\$101.51</b>

## Go paperless for perks!

Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

[tampaelectric.com/news](http://tampaelectric.com/news)



2019  
TRUSTED  
BUSINESS  
PARTNER

STUDY BY COGENT

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: 221006629085

Current month's charges:	\$101.51
Total amount due:	\$101.51
Payment Due By:	09/13/2019
Amount Enclosed	\$

660025152308

Received

AUG 28 2019

00003600 02 AV 0.38 33607 FTECO108231923453510 00000 02 01000000 007 03 10710 004



PARK PLACE CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

6600251523082210066290850000000101512

**Account:** 221006629085  
**Statement Date:** 08/23/2019  
**Current month's charges due** 09/13/2019

## Details of Charges – Service from 07/24/2019 to 08/19/2019

Service for: 11741 CITRUS PARK DR MP, TAMPA, FL 33626-0000

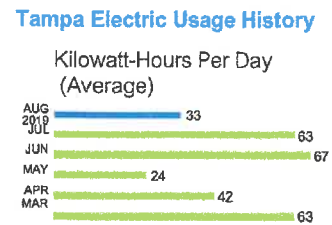
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H00500	07/30/2019	11,973		11,463		510 kWh	1	7 Days
1000236552	08/19/2019	374		0		374 kWh	1	20 Days

Basic Service Charge		\$18.14
Energy Charge	884 kWh @ \$0.05916/kWh	\$52.30
Fuel Charge	884 kWh @ \$0.03227/kWh	\$28.53
Florida Gross Receipt Tax		\$2.54
<b>Electric Service Cost</b>		<b>\$101.51</b>

**Total Current Month's Charges**

**\$101.51**



## Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



PARK PLACE CDD  
11698 CITRUS PARK DR  
TAMPA, FL 33626-0000

Statement Date: 08/23/2019  
Account: 221006630208

Current month's charges:	\$36.51
Total amount due:	\$36.51
Payment Due By:	09/13/2019

**Your Account Summary**

Previous Amount Due	\$39.61
Payment(s) Received Since Last Statement	-\$39.61
<b>Current Month's Charges</b>	<b>\$36.51</b>
<b>Total Amount Due</b>	<b>\$36.51</b>

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[tampaelectric.com/news](http://tampaelectric.com/news)



2019  
TRUSTED  
BUSINESS  
PARTNER

Business Engagement

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: 221006630208

Current month's charges:	\$36.51
Total amount due:	\$36.51
Payment Due By:	09/13/2019

**Amount Enclosed**

\$

660025152309

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

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

6600251523092210066302080000000036513

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221006630208  
**Statement Date:** 08/23/2019  
**Current month's charges due** 09/13/2019

### Details of Charges – Service from 07/24/2019 to 08/20/2019

Service for: 11698 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
H45864	08/20/2019	42,564		42,373		191 kWh	1	28 Days

Basic Service Charge

\$18.14

Energy Charge

191 kWh @ \$0.05916/kWh

\$11.30

Fuel Charge

191 kWh @ \$0.03227/kWh

\$6.16

Florida Gross Receipt Tax

\$0.91

**Electric Service Cost**

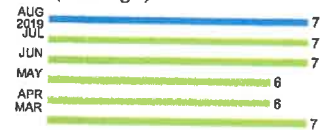
**\$36.51**

**Total Current Month's Charges**

**\$36.51**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00003600-0009277-Page 7 of 8



Statement Date: 08/05/19  
 Account: 311000010091

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


Current month's charges:	\$3,799.26
Total amount due:	\$3,739.26
Payment Due By:	08/19/19

## Your Account Summary

Previous Amount Due	\$3,680.73
Payment(s) Received Since Last Statement	-\$3,697.25
Miscellaneous Credits	-\$43.48
Credit balance after payments and credits	-\$60.00
<b>Current Month's Charges</b>	<b>\$3,799.26</b>
<b>Total Amount Due</b>	<b>\$3,739.26</b>

**DO NOT PAY. Your account will be drafted on 08/19/19**



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



## More options for you.

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

53102 53104 53106  
 4301 4301 4301  
 3127.51 458.43 153.32

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:	\$3,799.26
Total amount due:	\$3,739.26
Payment Due By:	08/19/19

**Amount Enclosed** \$

700625000957 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/19/19

 PARK PLACE CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

 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

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling **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 not 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](http://peoplesgas.com) o [tampaelectric.com](http://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	\$25.26
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$943.24
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1634.36
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.32
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.15
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.26
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$157.49
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$31.54
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$27.14
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$47.39
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$42.52
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$26.77
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$34.82





# ACCOUNT INVOICE

tampaelectric.com



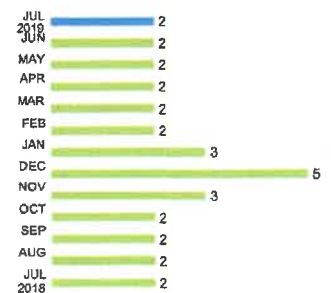
**Account:** 211007038386  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/21/19 to 07/23/19

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	07/23/19	24,618		24,547		71 kWh	1	33 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						71 kWh @ \$0.05916/kWh \$4.20		
Fuel Charge						71 kWh @ \$0.03227/kWh \$2.29		
Florida Gross Receipt Tax						\$0.63		
<b>Electric Service Cost</b>						<b>\$25.26</b>		
<b>Current Month's Electric Charges</b>						<b>\$25.26</b>		





**Account:** 211015021994  
**Statement Date:** 07/31/19

**Details of Charges – Service from 06/20/19 to 07/19/19**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1702 kWh @ \$0.02904/kWh	\$49.43
Fixture & Maintenance Charge	22 Fixtures	\$310.55
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1702 kWh @ \$0.03194/kWh	\$54.36
Florida Gross Receipt Tax		\$2.66
<b>Lighting Charges</b>		<b>\$943.24</b>

**Current Month's Electric Charges** **\$943.24**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 07/31/19

### Details of Charges – Service from 06/20/19 to 07/19/19

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1412 kWh @ \$0.02904/kWh	\$41.00
Fixture & Maintenance Charge	43 Fixtures	\$621.06
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1412 kWh @ \$0.03194/kWh	\$45.10
Florida Gross Receipt Tax		\$2.21
<b>Lighting Charges</b>		<b>\$1,634.36</b>
<b>Current Month's Electric Charges</b>		<b>\$1,634.36</b>

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**Account:** 211015022232  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/20/19 to 07/19/19

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	243 kWh @ \$0.02904/kWh	\$7.06
Fixture & Maintenance Charge	7 Fixtures	\$92.41
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	243 kWh @ \$0.03194/kWh	\$7.76
Florida Gross Receipt Tax		\$0.38

#### Lighting Charges

**\$258.32**

#### Current Month's Electric Charges

**\$258.32**

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 07/31/19

### Details of Charges – Service from 06/20/19 to 07/19/19

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	234 kWh @ \$0.02904/kWh	\$6.80
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.03194/kWh	\$7.47
Florida Gross Receipt Tax		\$0.37
<b>Lighting Charges</b>		<b>\$228.15</b>

**Current Month's Electric Charges**

**\$228.15**

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## ACCOUNT INVOICE

tampaelectric.com



Received

AUG 08 2019

Account: 211015022463  
Statement Date: 07/31/19



### Details of Charges – Service from 06/20/19 to 07/19/19

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	276 kWh @ \$0.02904/kWh	\$8.02
Fixture & Maintenance Charge	9 Fixtures	\$131.22
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	276 kWh @ \$0.03194/kWh	\$8.82
Florida Gross Receipt Tax		\$0.43

**Lighting Charges** **\$342.26**

**Current Month's Electric Charges** **\$342.26**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 07/31/19

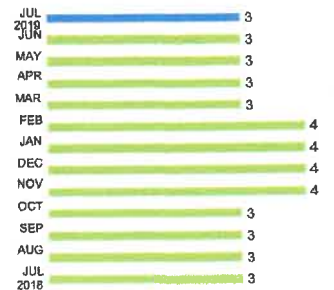
## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000198591	07/23/19	131		40		91 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						91 kWh @ \$0.05916/kWh \$5.38		
Fuel Charge						91 kWh @ \$0.03227/kWh \$2.94		
Florida Gross Receipt Tax						\$0.68		
<b>Electric Service Cost</b>						<b>\$27.14</b>		
<b>Current Month's Electric Charges</b>						<b>\$27.14</b>		





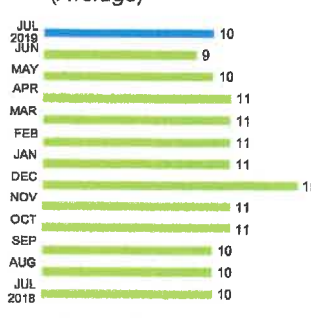
**Account:** 211015023099  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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

**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	07/23/19	450		143		307 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						307 kWh @ \$0.05916/kWh		
Fuel Charge						307 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$9.91		
Electric Service Cost						\$1.18		
<b>Current Month's Electric Charges</b>						<b>\$47.39</b>	<b>\$47.39</b>	





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023214  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000180482	07/23/19	601		346		255 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						255 kWh @ \$0.05916/kWh \$15.09		
Fuel Charge						255 kWh @ \$0.03227/kWh \$8.23		
Florida Gross Receipt Tax						\$1.06		
<b>Electric Service Cost</b>						<b>\$42.52</b>		
<b>Current Month's Electric Charges</b>						<b>\$42.52</b>		

## Miscellaneous Credits

Deposit Refund - \$42.52

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - \$0.96

**Total Current Month's Credits - \$43.48**



**Account:** 211015023339  
**Statement Date:** 07/31/19

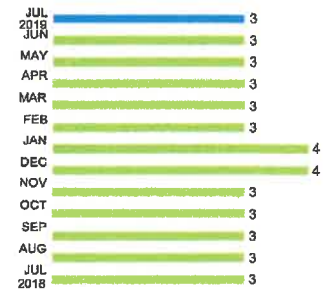
## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000181268	07/23/19	186		99		87 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						87 kWh @ \$0.05916/kWh \$5.15		
Fuel Charge						87 kWh @ \$0.03227/kWh \$2.81		
Florida Gross Receipt Tax						\$0.67		
<b>Electric Service Cost</b>						<b>\$26.77</b>		
<b>Current Month's Electric Charges</b>						<b>\$26.77</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 07/31/19

## Details of Charges – Service from 06/22/19 to 07/23/19

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
1000180490	07/23/19	406		233		173 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						173 kWh @ \$0.05916/kWh \$10.23		
Fuel Charge						173 kWh @ \$0.03227/kWh \$5.58		
Florida Gross Receipt Tax						\$0.87		
<b>Electric Service Cost</b>						<b>\$34.82</b>		
<b>Current Month's Electric Charges</b>						<b>\$34.82</b>		
<b>Total Current Month's Charges</b>						<b>\$3,799.26</b>		

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## Understanding Your Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge/Customer Charge** – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. The fee is collected by Peoples Gas and Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – Many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

**Sun Select<sup>SM</sup>** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go<sup>SM</sup>** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South

Jacksonville, FL 32256

904-997-0044

# Invoice

Date	Invoice #
8/21/2019	36664

Due Date
8/21/2019

Bill To
Park Place CDD c/o Meritus Corp 2005 Pan Am Cir #120 Tampa, FL 33607

Qty	Description	Rate	Amount
1	Fountain - Replaced battery in timer and reprogrammed it	75.00	75.00
53902-4581 8.22.19 GRZ			
Thank you for doing business with us!		<b>Balance Due</b>	\$75.00

REVIEWEDdthomas 8/26/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/7/2019	14323

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

<b>Ship To</b>
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		8/7/2019			
Quantity	Description			Price Each	Amount	
	irrigation repairs mandolin reserve labor 3 techs x 1 hour			150.00	150.00	
	2 nozzles			10.00	10.00	
	2 pop ups			46.00	46.00	
	1 pipe repair			50.00	50.00	
53402-4587 8.12.19 6P -						

Thank you for your business.

**Total** \$256.00

**Payments/Credits** \$0.00

**Balance Due** \$256.00

*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 8/20/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/14/2019	14345

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

<b>Ship To</b>
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		8/14/2019			
Quantity	Description			Price Each	Amount	
	irrigation repairs done 8 / 13 at madolin estates labor 3 techs x 3 hours			450.00	450.00	
	main line repair			250.00	250.00	
	3 lateral line repairs			150.00	150.00	
	1 rotor			35.00	35.00	
				0.00	0.00	
<div>53902-4603 8.20.19 GL</div>						

Thank you for your business.

<b>Total</b>	\$885.00
--------------	----------

<b>Payments/Credits</b>	\$0.00
-------------------------	--------

<b>Balance Due</b>	\$885.00
--------------------	----------

*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 8/26/2019

Millennium Lawn and Landscape Inc.

3471 Rackley Rd  
Brooksville, FL 34604

# Invoice

Date	Invoice #
8/14/2019	14348

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		8/14/2019			
Quantity	Description				Price Each	Amount
	install drain line and boxes at mandolin entrance to take care of standing water on sidewalk all parts and labor work done along entrance				275.00	275.00
53906-4577 6.20.19 GR						

Thank you for your business.

**Total** \$275.00

**Payments/Credits** \$0.00

**Balance Due** \$275.00

*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 8/26/2019



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 # 3954  
DATE 08/08/2019  
DUE DATE 09/07/2019  
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	200.00	200.00
Mandolin			
Drain installed at gate.			

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

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

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

BALANCE DUE

**\$200.00**

53912-4911  
8.12.19  
GR

REVIEWEDdthomas 8/20/2019

# Park Place Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 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 8/31/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>						
Cash-Operating Account 2	1,232,197	0	0	0	0	1,232,197
Accounts Receivable - Other	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0
Investments - Reserve 2008 (7002)	0	18,966	0	0	0	18,966
Investments - Revenue 2008 (7004)	0	167,220	0	0	0	167,220
Investments - Redemption 2008 (7007)	0	0	0	0	0	0
Investments - Revenue 2014 (4001)	0	0	135,561	0	0	135,561
Investments - Reserve 2014 (4003)	0	0	82,341	0	0	82,341
Prepaid Items	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0
Deposits - Utilities	10,671	0	0	0	0	10,671
Land & Land Improvements	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	686,969	686,969
Amount To Be Provided-Debt Service	0	0	0	0	4,698,031	4,698,031
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>1,242,868</b>	<b>186,186</b>	<b>217,902</b>	<b>12,549,712</b>	<b>5,385,000</b>	<b>19,581,668</b>
<b>Liabilities</b>						
Accounts Payable	4,489	0	0	0	0	4,489
Due To General Fund	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	1,815,000	1,815,000
Revenue Bonds Payable--Series 2014	0	0	0	0	3,570,000	3,570,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>4,489</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,385,000</b>	<b>5,389,489</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	179,233	207,823	0	0	387,056
Fund Balance-Unreserved	1,180,397	0	0	0	0	1,180,397
Investment In General Fixed Assets	0	0	0	12,549,712	0	12,549,712

# Park Place Community Development District

## Balance Sheet

As of 8/31/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Other	57,983	6,954	10,078	0	0	75,015
Total Fund Equity & Other Credits	1,238,379	186,186	217,902	12,549,712	0	14,192,179
Total Liabilities & Fund Equity	1,242,868	186,186	217,902	12,549,712	5,385,000	19,581,668

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

001 - General Fund  
(In Whole Numbers)

### Admin

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644	134,059	3,415	3 %
Interest Earnings				
Interest Earnings	0	73	73	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	200	200	0 %
<b>Total Revenues</b>	<b>130,644</b>	<b>134,331</b>	<b>3,687</b>	<b>3 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	8,400	3,600	30 %
Financial & Administrative				
Management Services	52,000	47,267	4,733	9 %
District Engineer	8,000	38,718	(30,718)	(384)%
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,663	2,587	36 %
Accounting Services	31,000	28,417	2,583	8 %
Auditing Services	5,000	7,000	(2,000)	(40)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage and Resident Notices	750	293	457	61 %
Professional Liability Insurance	3,000	2,500	500	17 %
Legal Advertising	600	1,766	(1,166)	(194)%
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Miscellaneous Fees	0	4,050	(4,050)	0 %
Office Supplies	419	101	318	76 %
Website Development & Maintenance	200	3,950	(3,750)	(1,875)%
Legal Counsel				
District Counsel	4,700	9,112	(4,412)	(94)%
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	80	1,920	96 %
<b>Total Expenditures</b>	<b>130,644</b>	<b>165,015</b>	<b>(34,371)</b>	<b>(26)%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>(30,684)</b>	<b>(30,684)</b>	<b>0 %</b>

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

001 - General Fund

(In Whole Numbers)

**Windsor/Mandolin**

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	220,849	5,625	3 %
Total Revenues	215,224	220,849	5,625	3 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	36,584	32,040	4,544	12 %
Water-Sewer Combination Services				
Water Utility Services	800	986	(186)	(23)%
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	3,005	9,995	77 %
Landscape Maintenance - Contract	69,400	19,004	50,396	73 %
Landscape Maintenance - Other	17,000	4,250	12,750	75 %
Aquatics Maintenance	12,000	19,640	(7,640)	(64)%
Aquatics Maintenance - Other	3,000	482	2,518	84 %
Irrigation Maintenance	9,000	14,427	(5,427)	(60)%
Entry & Walls Maintenance	1,500	104	1,396	93 %
Capital Improvements	13,540	11,599	1,941	14 %
Pressure Washing - Common Areas	2,000	5,295	(3,295)	(165)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	4,500	10,894	(6,394)	(142)%
Sidewalk Maintenance	2,000	26,798	(24,798)	(1,240)%
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 %
Gate Phone	0	1,146	(1,146)	0 %
Total Expenditures	215,224	153,245	61,979	29 %
Excess of Revenues Over (Under) Expenditures	0	67,604	67,604	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

001 - General Fund

(In Whole Numbers)

### Highland Park

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	288,519	298,341	9,823	3 %
Total Revenues	288,519	298,341	9,823	3 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	8,500	4,525	3,975	47 %
Water-Sewer Combination Services				
Water Utility Services	5,000	3,800	1,200	24 %
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	15,295	(4,045)	(36)%
Plant Replacement Program - Racetrack Road	9,077	4,931	4,146	46 %
Landscape Maintenance - Other	0	3,188	(3,188)	0 %
Aquatics Maintenance	26,205	11,786	14,419	55 %
Landscape Maintenance - Highland Park Contract	84,446	116,660	(32,214)	(38)%
Landscape Maintenance - Racetrack Road Contract	15,946	4,635	11,311	71 %
Irrigation Maintenance	19,375	43,304	(23,929)	(124)%
Entry & Walls Maintenance	1,875	0	1,875	100 %
Miscellaneous Repairs & Maintenance	5,000	904	4,096	82 %
Pressure Washing - Common Areas	4,890	4,909	(19)	(0)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000	37,840	(35,840)	(1,792)%
Sidewalk Maintenance	2,063	75	1,988	96 %
Street Light Maintenance	6,000	257	5,744	96 %
Decorative Light Maintenance	2,000	4,365	(2,365)	(118)%
Holiday Decor	15,000	4,688	10,313	69 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Fountain Maintenance	750	1,631	(881)	(118)%
Park Facility Janitorial Maintenance Contracted	2,600	1,943	658	25 %
Park Facility Maintenance and Improvement	1,000	1,275	(275)	(28)%
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	266,009	22,509	8 %
Excess of Revenues Over (Under) Expenditures	0	32,332	32,332	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

001 - General Fund

(In Whole Numbers)

### Mixed Use

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458	77,429	1,972	3 %
Total Revenues	75,458	77,429	1,972	3 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	1,800	1,514	286	16 %
Water-Sewer Combination Services				
Water Utility Services	1,425	1,267	158	11 %
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	5,098	(1,348)	(36)%
Plant Replacement Program - Racetrack Road	3,026	1,644	1,382	46 %
Landscape Maintenance - Other	4,000	1,063	2,938	73 %
Landscape Installation/Maintenance - Race Track Rd	3,000	0	3,000	100 %
Aquatics Maintenance	8,735	3,929	4,806	55 %
Landscape Maintenance - Highland Park Contract	20,232	38,886	(18,654)	(92)%
Landscape Maintenance - Racetrack Road Contract	4,982	1,545	3,437	69 %
Irrigation Maintenance	6,125	14,510	(8,385)	(137)%
Entry & Walls Maintenance	625	0	625	100 %
Miscellaneous Repairs & Maintenance	2,000	301	1,699	85 %
Pressure Washing - Common Areas	2,000	1,636	364	18 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,000	12,587	(11,587)	(1,159)%
Sidewalk Maintenance	688	0	688	100 %
Street Light Maintenance	2,000	86	1,915	96 %
Decorative Light Maintenance	650	1,455	(805)	(124)%
Holiday Decor	250	1,563	(1,313)	(525)%
Parks & Recreation				
Fountain Maintenance	250	544	(294)	(118)%
Park Facility Janitorial Maintenance Contracted	960	648	313	33 %
Park Facility Maintenance and Improvement	650	425	225	35 %
Reserves				
Transfer to Capital Reserves	4,308	0	4,308	100 %
Total Expenditures	75,458	88,698	(13,241)	(18)%
Excess of Revenues Over (Under) Expenditures	0	(11,269)	(11,269)	0 %



# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

200 - Debt Service Fund - Series 2008  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	189,573	194,618	5,045	3 %
Interest Earnings				
Interest Earnings	0	4,064	4,064	0 %
Total Revenues	189,573	198,682	9,109	5 %
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	89,573	91,729	(2,156)	(2)%
Principal Payments	100,000	100,000	0	0 %
Total Expenditures	189,573	191,729	(2,156)	(1)%
Excess of Revenues Over (Under) Expenditures	0	6,954	6,954	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2018 Through 8/31/2019

201 - Debt Service Fund - Series 2014  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	329,363	337,970	8,607	3 %
Interest Earnings				
Interest Earnings	0	5,184	5,184	0 %
<b>Total Revenues</b>	<b>329,363</b>	<b>343,153</b>	<b>13,790</b>	<b>4 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	164,363	168,075	(3,712)	(2)%
Principal Payments	165,000	165,000	0	0 %
<b>Total Expenditures</b>	<b>329,363</b>	<b>333,075</b>	<b>(3,712)</b>	<b>(1)%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>10,078</b>	<b>10,078</b>	<b>0 %</b>

Park Place Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Bank Balance	1,225,589.58
Less Outstanding Checks/Vouchers	221.38
Plus Deposits in Transit	50.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>6,779.18</u>
Reconciled Bank Balance	1,232,197.38
Balance Per Books	<u>1,232,197.38</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5511	8/27/2019	System Generated Check/Voucher	150.00	Bella Pool Service LLC
5512	8/27/2019	System Generated Check/Voucher	71.38	BOCC - Hillsborough County Water Resource Services
Outstanding Checks/Vouchers			221.38	

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	631158171	8/6/2019	Gate Remote - Deepak	50.00
Outstanding Deposits				50.00

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Suspense Items

Item Number	Date	Description	Amount
5522	8/30/2019	9/1 Check 5522 Cashed Early	6,779.18
Outstanding Suspense Items			6,779.18

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

**Detail**

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5496	7/25/2019	System Generated Check/Voucher	319.32	Spearem Enterprises LLC
5497	8/1/2019	System Generated Check/Voucher	686.57	BOCC - Hillsborough County Water Resource Services
5498	8/1/2019	System Generated Check/Voucher	85.63	Frontier
5499	8/1/2019	System Generated Check/Voucher	7,080.18	Meritus Districts
5500	8/1/2019	System Generated Check/Voucher	17,754.33	Millennium Lawn and Lanscape Inc.
5501	8/1/2019	System Generated Check/Voucher	425.00	Spearem Enterprises LLC
5502	8/1/2019	System Generated Check/Voucher	252.13	TECO
5503	8/8/2019	System Generated Check/Voucher	3,160.00	Cypress Creek Aquatics, Inc.
5504	8/8/2019	System Generated Check/Voucher	90.34	Frontier
5505	8/8/2019	System Generated Check/Voucher	2,110.00	Johnson Engineering, Inc.
5506	8/8/2019	System Generated Check/Voucher	1,017.50	Straley Robin Vericker
5507	8/8/2019	System Generated Check/Voucher	684.00	Times Publishing Company
5508	8/15/2019	System Generated Check/Voucher	2,252.00	Millennium Lawn and Lanscape Inc.
5509	8/15/2019	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
5510	8/15/2019	System Generated Check/Voucher	369.50	Times Publishing Company
311000010091 080519	8/22/2019	paid by ACH - Service 06/22/19 - 07/23/19	3,739.26	TECO
5513	8/27/2019	System Generated Check/Voucher	75.00	Charles Aquatics, Inc.
5514	8/27/2019	System Generated Check/Voucher	3,095.00	Millennium Lawn and Lanscape Inc.
Cleared Checks/Vouchers			43,395.76	

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR356	8/28/2019	Interest Distribution - 08.28.19	19.55
Cleared Deposits				19.55



# Commercial Checking Acct Public Funds

Account number:  
Image count: 18

■ August 1, 2019 - August 31, 2019 ■ Page 1 of 2

**WELLS  
FARGO**

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

## Questions?

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

Online: [wellsfargo.com](https://wellsfargo.com)

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

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,275,744.97	\$19.55	-\$50,174.94	\$1,225,589.58

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	08/28	19.55	Hlls Tax Licens Dist 19063 DN022065 Park Place
		<b>\$19.55</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$19.55</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/22	3,739.26	Teco/People Gas Utilitybil 311000010091 Park Place Cdd
		<b>\$3,739.26</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
5496	319.32	08/05	5500	17,754.33	08/02	5504	90.34	08/15
5497	686.57	08/07	5501	425.00	08/06	5505	2,110.00	08/12
5498	85.63	08/05	5502	252.13	08/06	5506	1,017.50	08/12
5499	7,080.18	08/01	5503	3,160.00	08/12	5507	684.00	08/16

**Checks paid** (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
5508	2,252.00	08/19	5510	369.50	08/21	5514	3,095.00	08/30
5509	200.00	08/19	5513 *	75.00	08/30	5522 *	6,779.18	08/30
<b>\$46,435.68</b>			<b>Total checks paid</b>					

\* Gap in check sequence.

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**\$50,174.94**      **Total debits**


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**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
07/31	1,275,744.97	08/07	1,249,141.81	08/21	1,239,258.47
08/01	1,268,664.79	08/12	1,242,854.31	08/22	1,235,519.21
08/02	1,250,910.46	08/15	1,242,763.97	08/28	1,235,538.76
08/05	1,250,505.51	08/16	1,242,079.97	08/30	1,225,589.58
08/06	1,249,828.38	08/19	1,239,627.97		
<b>Average daily ledger balance</b>		<b>\$1,242,544.91</b>			

## Action Item Template

Date September 9, 2019

District Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Engineer Report	PC	April	June Meeting		done	Phil is working on parking issue
2	Reserve Study Update	GR	February	August meeting		open	In August meeting book
3	Aquatics		July	August meeting		done	Phil working on proposals for pond 15
4		BH	February	August		open	In August meeting book
5	Street stripping in the Estates	PC				Done	being removed 9/9/19
6	Landscape Enhancements	GR	April	August meeting		open	Proposals in meeting book
7	CDD Map	PC	May	August meeting		done	Revisions in book
8	Hp sidewalks/trip hazard	PC					Proposals and report in book
9	Sunken sidewalk on Mobley	PC	June			open	
10	Parking spaces painting	GR	8/5/19			open	
	Spray brick pavers in front of Coach homes	GR	8/5/19			Done	
	Move 2 improperly located signs Ecclesia/brick	GR				open	
	Cut back bushes on Racetrack/Fountainhead	GR	8/5/19			Done	
	Remove Oak tree exit side Citrus Park Drive	GR	August			open	

Paint white lines in street at Eccelisa stop sign	GR	August			open	Getting proposals
Proposals for fountain in pond 14	GR	August				Waiting on proposals

# Custom Report

Technician Name: administrator

Location: highlaand park

State/Province: FL

Address:

Postal Code/ZIP:

City: Tampa



Report Period: 8/30/2019 to 9/10/2019

		<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>
8/30/2019	00:00:00	305	15	20	252	53	122
8/31/2019	00:00:00	229	15	20	168	61	70
9/1/2019	00:00:00	226	15	20	162	64	67
9/2/2019	00:00:00	266	15	20	205	61	84
9/3/2019	00:00:00	309	15	20	220	89	84
9/4/2019	00:00:00	332	15	20	240	92	98
9/5/2019	00:00:00	<sup>H</sup> 414	15	20	<sup>H</sup> 294	<sup>H</sup> 120	<sup>H</sup> 134
9/6/2019	00:00:00	279	15	20	225	54	93
9/7/2019	00:00:00	293	15	20	217	76	91
9/8/2019	00:00:00	333	15	20	265	68	111
9/9/2019	00:00:00	128	15	20	104	24	52
		<b>SUM: 3,114</b>			<b>SUM: 2,352</b>	<b>SUM: 762</b>	<b>SUM: 1,006</b>

		<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>
8/30/2019	00:00:00	<sup>H</sup> 83	17	40	<sup>H</sup> 19	39	5
8/31/2019	00:00:00	73	27	31	18	37	5
9/1/2019	00:00:00	72	28	30	18	32	5
9/2/2019	00:00:00	77	23	32	18	32	5
9/3/2019	00:00:00	71	<sup>H</sup> 29	27	18	36	5
9/4/2019	00:00:00	72	28	30	18	34	5
9/5/2019	00:00:00	71	<sup>H</sup> 29	32	17	32	5
9/6/2019	00:00:00	81	19	33	<sup>H</sup> 19	38	5
9/7/2019	00:00:00	74	26	31	18	31	5
9/8/2019	00:00:00	80	20	33	<sup>H</sup> 19	34	5
9/9/2019	00:00:00	81	19	<sup>H</sup> 41	18	33	5
		<b>AVG: 75</b>	<b>AVG: 24</b>	<b>AVG: 32</b>	<b>AVG: 18</b>		

		<b>50% Speeds</b>	<b>85% Speeds</b>
<b>8/30/2019</b>	<b>00:00:00</b>	19	27
<b>8/31/2019</b>	<b>00:00:00</b>	19	27
<b>9/1/2019</b>	<b>00:00:00</b>	20	27
<b>9/2/2019</b>	<b>00:00:00</b>	19	27
<b>9/3/2019</b>	<b>00:00:00</b>	19	27
<b>9/4/2019</b>	<b>00:00:00</b>	19	27
<b>9/5/2019</b>	<b>00:00:00</b>	19	27
<b>9/6/2019</b>	<b>00:00:00</b>	20	27
<b>9/7/2019</b>	<b>00:00:00</b>	20	27
<b>9/8/2019</b>	<b>00:00:00</b>	20	28
<b>9/9/2019</b>	<b>00:00:00</b>	19	27
		<b>AVG: 19</b>	<b>AVG: 27</b>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 9/9/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### AQUATICS

DEBRIS	25	22	-3	<u>Some trash</u>
INVASIVE MATERIAL (FLOATING)	20	19	-1	<u>Small amount of algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Torpedo grass/alligator weeds</u>
FOUNTAINS/AERATORS	20	20	0	<u>Ok</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

### AMENITIES

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

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Ok</u>
CLEANLINESS	25	25	0	<u>Ok</u>
GENERAL CONDITION	25	25	0	<u>Good</u>





## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 9/9/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Playground landscape-carry over
SUBDIVISION MONUMENTS	30	25	-5	Islands at Manor entrance
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Crack weeds have been sprayed and are dying.
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	676	-24	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 9/9/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	FH Park/Median on Race Track
TURF FERTILITY	10	9	-1	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	
TURF INSECT/DISEASE CONTROL	10	8	-2	Fungus/Chinch bugs along Race Track
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	3	-2	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	Some Palmetto's need trimming
CLEANLINESS	5	5	0	
MULCHING	5	5	0	Some needed
WATER/IRRIGATION MGMT	8	7	-1	Some hot spots from recent dry spell
CARRYOVERS	5	4	-1	Turf/Bed detailing

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Some dead ones need replacing.

#### SCORE

100	87	-12	88%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 9/9/2019

**MERITUS**

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Mandolin (all areas)

Date: Monday, September 9, 2019

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	0	<u>Some trash</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Some algae blooms need to be treated.</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Torpedo gtrass around the pond perimeters.</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u></u>

**AMENITIES**

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

**MONUMENTS AND SIGNS**

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

MERITUS

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Mandolin (all areas)

Date: Monday, September 9, 2019

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	30	-10	<u>Some plants need to be replaced.</u>
RECREATIONAL AREAS	30	30	0	<u>N/A</u>
SUBDIVISION MONUMENTS	30	30	0	<u></u>
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	<u>Good condition</u>
SIDEWALKS	30	25	-5	<u>Sidewalk in the Reserves holding water- carry over</u>
SPECIALTY MONUMENTS	15	15	0	<u>Good</u>
STREETS	25	25	0	<u>Painted curb in the Estates is being removed this week.</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	<u>Working</u>
OPERATING SYSTEM	25	25	0	<u>Good</u>
GATE MOTORS	25	25	0	<u>Good</u>
GATES	25	25	0	<u>Good</u>
<b>SCORE</b>	<b>700</b>	<b>675</b>	<b>-30</b>	<b>96%</b>

Manager's Signature: Gene Roberts 9/9/2019

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: 9/9/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	4	-1	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	5	0	Liriope needs to be replaced
PRUNING	10	9	-1	
CLEANLINESS	5	4	-1	Debris in landscape beds
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	7	-1	Broken sprinkler at the entrance
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Fair
INSECT/DISEASE CONTROL	7	6	-1	Fungus/moisture
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	91	-9	91%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 9/9/2019



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 9/9/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	3	-2	Exit side remains wet.
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Sedge/broadleaf
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	3	-2	Detail needed
PLANT INSECT/DISEASE CONTROL	5	3	-2	Dead plants in the entrance median
PRUNING	10	10	0	Better
CLEANLINESS	5	4	-1	Some wind debris
MULCHING	5	4	-1	Will need mulch soon.
WATER/IRRIGATION MGMT	8	6	-2	Still wet
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	87	-13	87%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 9/9/2019



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Windsor

Date: Monday, September 9, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	4	-1	<u>Sod at corner of Country way</u>
TURF FERTILITY	10	10	0	<u>OK</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Sedge/broadleaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Chilean thrips on Indian Hawthorne</u>
PRUNING	10	10	0	<u>Better</u>
CLEANLINESS	5	4	-1	<u>Trash in the beds</u>
MULCHING	5	4	-1	<u>Fresh mulch needed</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	7	0	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	93	-7	93%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR 9/9/2019

Supervisor's Signature: \_\_\_\_\_

**Millennium Lawn and Landscape  
Maintenance Report  
Park Place CDD**

**Report Date: 8/2/2019**

<b>Date of Maintenance Visit(s): 8/28,8/29,8/30 &amp; 9/5,9/6</b>	<b>Supervisor(s): Jemy (crew leader)</b>
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**Observation Notes/Areas of Concern:**

Maintenance Crew performed maintenance with additional time spent on details around property and evaluating new boundary lines added to the CDD map and cleaning up areas that were not being maintained. Crew picked up debris/ trash blown from winds and changed all dog stations. Wall from south Mobley past coach homes walking gate was detailed and shaped, Grasses are being cut around entire property and structured pruning to specific plantings. Round up was sprayed to all bricks to remove any sign of crack weeds, along with spot spraying planter beds to remove excess weed growth. All oaks along fountainhead dr from sidewalk out that we picked up have began to be lifted and pruned as per scope, palms in islands off of canopy and on alley ways were trimmed, and boots cleaned. All Palms and oaks lifted on the Cotswold/Lake dagney side of property. Crew removed dead material in front of mandolin reserve and plan to replace. Crew will be removing oak on citrus park dr as requested by the board. Still awaiting approval on landscape enhancements sent for middle island on citrus park dr and landscaping at Splendid entrance and in front of Whispering lakes Trail.

<b>Work Completed</b>	
<b>Plants:</b>	Routine plant maintenance as needed
<b>Shrubs:</b>	Trimmed on citrus park drive
<b>SOD:</b>	Total property has been mowed.
<b>Trees:</b>	Palms Off Cotswold/ Lake Dagney and palms toward back off Canopy/ Splendid all islands and alley ways were cleaned and trimmed as per scope.
<b>Watering:</b>	Irrigation checked at fountain head park and Mandolin estates and Citrus Park Dr
<b>Insects/Disease(s):</b>	Continue trimming back grasses around property that have been treated

<b>Irrigation</b>	<b>Supervisor: Todd</b>	<b>Last Date of Visit: 9/6/2019</b>
<b>Dry Areas:</b> N/A		
<b>Wet Areas:</b> <a href="#">Click or tap here to enter text.</a>		
<b>Observation Notes:</b> All Times have been pushed back on racetrac rd to avoid watering pedestrians. County shut off water for a short period in prep for Dorian and when the system was turned back on the pressure caused several breaks around property.		
<b>Repairs Made:</b> Fixed broken main on Racetrac rd and by Playground, fixed break in front of mandolin and head replacement on Gothic.		

<b>Chemical Services</b>	<b>Supervisor: Isiah</b>	<b>Last Date of Visit: 8/29/2019</b>
<b>Chemicals Used:</b> Merrit 18-0-10 / msturf / t-storm		
<b>Observation Notes:</b> Applied fungicide to middle islands and pesticide to targeted material/ turf. Applied herbicide to plantings to avoid weed growth through material. Fertilized plantings that need boost in growth.		