

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 18, 2020**

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, MARCH 18, 2020**

4:00 p.m.

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

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

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

The meeting will begin at **4:00 p.m.** Following the **Public Comments on Agenda Item** the meeting will proceed with the third section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**, this section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The final sections are called **Supervisors Request, Audience Questions, Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **March 18, 2020 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District EngineerTab 01
 - i. Minaret & Renaissance Vehicle Encroachment
 - ii. Speed Hump Options- Mandolin Estates & Reserves
 - B. District Counsel
- 4. BUSINESS ITEMS**
 - A. Discussion on Landscape EnhancementsTab 02
 - B. Discussion on Pond 11 & 15 Plantings ProposalsTab 03
 - C. Discussion on Manager's Status ReportTab 04
 - D. Discussion on Landscaping Action Item ListTab 05
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes February 19, 2020..... Tab 06
 - B. Consideration of Operations and Maintenance Expenditures (Admin) February 2020..... Tab 07
 - C. Consideration of Operations and Maintenance Expenditures (HP) February 2020..... Tab 08
 - D. Consideration of Operations and Maintenance Expenditures (W/M) February 2020 Tab 09
 - E. Review of Financials Statements Month Ending February 29, 2020..... Tab 10
- 6. MANAGEMENT REPORTS**
 - A. District ManagerTab 11
 - i. Action Item List
 - ii. Community Inspection Reports
 - iii. Cypress Creek Aquatics Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Howell
District Manager



TO: **Brian Howell**
Park Place CDD District Manager

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

DATE: **March 5, 2020**

RE: **Minaret Drive and Renaissance View Court - Mandolin Reserves**

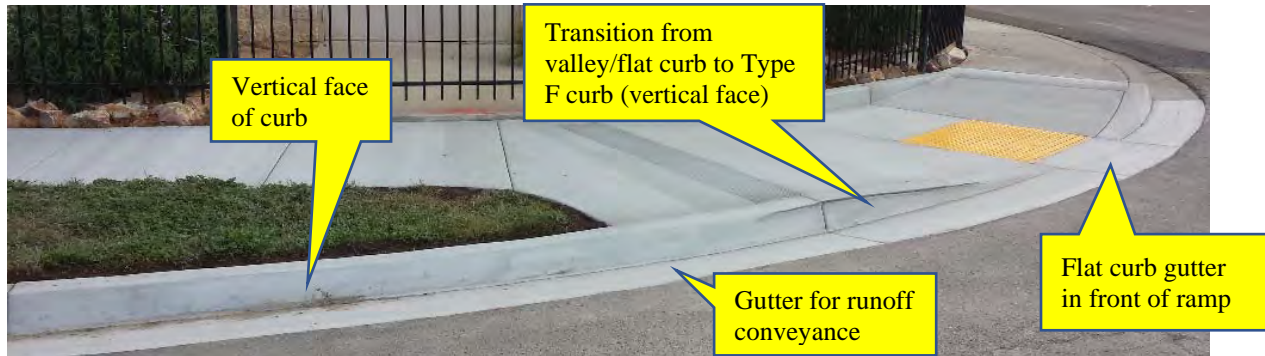
As requested, Johnson Engineering completed a site visit to the intersection of Minaret Drive and Renaissance View Court within Mandolin Reserves. Based on our observation, it appears that the vehicles turning right from Renaissance View Court onto Minaret Drive are “jumping the curb” and driving on the grass as shown in the photo below:



In order to promote a reduction in vehicles driving over the curb and onto the grass, it is suggested that the valley/edge curb be replaced with a FDOT Type F concrete curb (similar to the curb shown

MEMO TO: Brian Howell, Park Place CDD District Manager
DATE: March 5, 2020
PAGE: 2 of 2

in the photo below). This type of curb has a more vertical face that reduces the potential for vehicles to drive on to the grass and the gutter will maintain the existing drainage conveyance.



The Type F curb would be constructed in the location shown graphically below. There would be a transition from the valley curb to the Type F curb and then a send transition back to the valley curb. Since there is already damage to the sidewalk ramp, we would also suggest replacement of one sidewalk panel and the flat curb during this improvement.

A budgetary amount for this work would be in the order of \$3,000 to \$3,500. Please note, however, that labor and material costs do fluctuate and, therefore, these costs are only of a budgetary nature and may increase or decrease subject to market conditions.





TO: **Brian Howell**
Park Place CDD District Manager

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

DATE: **March 5, 2020**

RE: **Speed Hump Options**
Mandolin Estates and Reserves

As requested, we undertook a review of Mandolin Estates and Mandolin Reserves with respect to potential locations to add speed humps in order to address speeding concerns expressed within those two neighborhoods within the District.

Two different types of speed humps were considered in our review as follows:

Asphalt Speed Hump



Concrete and Brick Paver Speed Hump/Table



MEMO TO: Brian Howell, Park Place CDD District Manager
DATE: March 5, 2020
PAGE: 2 of 3

The addition of speed humps should also be accompanied by the addition of signage (see example to right) as well as pavement markings as seen in the previous photos.



Concrete and brick paver speed humps/tables were previously installed on Canopy Drive in the Highland Park section of the District in 2018.

Typically, speed humps are intended to reduce speeds to 15-20 mph (the posted speed limit is 15 mph). For speed humps that are used in succession to be effective, they should be spaced no more than a maximum of 500 feet apart.

Attachment A provides the proposed speed hump locations within both communities.

Mandolin Estates

Within Mandolin Estates, a total of four speed humps are proposed at the following locations:

- Two on Renaissance View Court
- One on Minaret Drive
- One on Gothic Lane

Mandolin Reserves

Within Mandolin Reserves, a total of three speed humps are proposed at the following locations:

- One on Blacksmith Drive
- One on Cavalier Place
- One on Greensleeve Avenue

In general, these locations were chosen due to the long straight-aways that may tend to promote speeding. The one exception being on Gothic Lane in Mandolin Estates where I have personally witnessed drivers using this road to “swiftly” bypass vehicles traveling south on Minaret Drive (south of Gothic Lane) that are intending to exit the community.

Additionally, these locations were chosen in an effort to avoid being placed in front of driveways or other significant access areas.

With regards to permitting, approval of a site plan modification from Hillsborough County will not be required since these roads are not an asset owned or maintained by the County. They have indicated in the past that since they have no interest, their involvement is not necessary.

MEMO TO: Brian Howell, Park Place CDD District Manager
DATE: March 5, 2020
PAGE: 3 of 3

Budgetary Costs

We suggest the following budgetary costs (includes signage and pavement markings for speed humps):

- Asphalt speed humps - \$5,000 each
- Concrete and paver speed humps - \$10,000 each (District to provide brick pavers)

Please note, however, that labor and material costs do fluctuate and, therefore, these costs are only of a budgetary nature and may increase or decrease subject to market conditions.

Lastly, prior to implementation of any speed humps or any method of traffic calming, we recommend that the residents be given an opportunity to provide their input for the consideration of the Board. We also look forward to the Board's input.



Mandolin Reserves
Potential Speed Hump Locations



Concrete & paver
speed hump/table



Asphalt speed hump



ATTACHMENT A



Proposal #51961
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Fountain Park Controller Option #1

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------------------|----------|------------|------------|
| Irrigation Labor | 16.50 | \$59.15 | \$975.98 |
| 6" Spray Head | 10.00 | \$12.30 | \$123.00 |
| 10 H Spray Nozzle | 16.00 | \$1.70 | \$27.20 |
| 1 - Station Decoder | 4.00 | \$215.00 | \$860.00 |
| 1 station Battery Operated Controller | 7.00 | \$186.75 | \$1,307.25 |
| 24 V D.C. Latching solenoid | 7.00 | \$36.38 | \$254.63 |
| 1 1/2" Expansion Coupling | 1.00 | \$12.90 | \$12.90 |
| 1 1/2" Coupling | 1.00 | \$1.55 | \$1.55 |

Client Notes

During our audit we found 2 areas with compromised wires one area is after zone # 17 and only goes to 2 valves along south side of Race Track Rd For this price we would repair 5 spray heads and 14 nozzles, add 4-1 station decoders and 7 1- station battery operated controllers.what we found was 16 Battery operated controllers all zones in center island along Racetrack Rd.and we would have to add for zones 18,19 on left side of entrance and zones # 35 ,36 on right side of entrance.At Fountain head Dr. and Racetrack Rd. (This price does not include replacing any wire.) The other area of wire that is compromised is from the park to Race track Rd along Fountain Head Dr. This Price also includes 1 lateral line repair.

Signature

x

| | |
|-----------|------------|
| SUBTOTAL | \$3,562.51 |
| SALES TAX | \$0.00 |
| TOTAL | \$3,562.51 |

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com



Proposal #51870
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit Pineapple Lane Controller

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------|----------|------------|------------|
| Irrigation Labor | 18.50 | \$59.15 | \$1,094.28 |
| 1 1/2" Expansion Coupling | 1.00 | \$12.90 | \$12.90 |
| 1 1/2" Coupling | 1.00 | \$1.55 | \$1.55 |
| 1 - Station Decoder | 4.00 | \$215.00 | \$860.00 |

Client Notes

During our audit we found 1 lateral line break on zone # 24 and 4 bad decoders . This controller is a shared controller it has 48 total zones 26 zones are ours of these zones 22 zones activated and 4 zones did not. After further testing we determined these 4 decoders have been damaged and need replaced.

Signature

x

| | |
|-----------|------------|
| SUBTOTAL | \$1,968.73 |
| SALES TAX | \$0.00 |
| TOTAL | \$1,968.73 |

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #51845
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit Cat Path Entrance

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-------------------|----------|------------|----------|
| Irrigation Labor | 9.50 | \$59.15 | \$561.93 |
| 6" Spray Head | 2.00 | \$12.30 | \$24.60 |
| 15 H spray Nozzle | 2.00 | \$1.70 | \$3.40 |
| 4" Rotor Head | 1.00 | \$20.00 | \$20.00 |

Client Notes

During our audit we found 2 broken spray heads and nozzles , 1 broken rotor head , We also found this system to have very low pressure .(Need to find out who is hooking up the reclaim to the main line this has not been completed.)

Signature

x

| | |
|-----------|----------|
| SUBTOTAL | \$609.93 |
| SALES TAX | \$0.00 |
| TOTAL | \$609.93 |

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #51851
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit Park Place Clubhouse Controller

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------|----------|------------|------------|
| Irrigation Labor | 38.50 | \$59.15 | \$2,277.28 |
| 6" Sray Head | 10.00 | \$12.30 | \$123.00 |
| 15 H Spray nozzle | 24.00 | \$1.70 | \$40.80 |
| 4" Rotor Head | 2.00 | \$20.00 | \$40.00 |
| 2 1/2" Expansion Coupling | 1.00 | \$30.43 | \$30.43 |
| 1 1/2" Coupling | 1.00 | \$5.33 | \$5.33 |
| 1-station Decoder | 16.00 | \$215.00 | \$3,440.00 |

Client Notes

During our audit we found that this controller is shared with the clubhouse. there is 53 zones total ,6 zones belong to the club house 47 zones run the remaining of our areas for this controller out of these zones 31 zones activated and 16 zones did not activate after testing these decoders we found they are all damaged and need replaced.

Signature

x

SUBTOTAL \$5,956.84

SALES TAX \$0.00

TOTAL \$5,956.84

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com



Proposal #51849
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus

c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit The Manor

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------|----------|------------|------------|
| Irrigation Labor | 18.50 | \$59.15 | \$1,094.28 |
| 4" Rotor Head | 5.00 | \$20.00 | \$100.00 |
| 15 H spray nozzle | 7.00 | \$1.70 | \$11.90 |
| 1 1/2" Expansion Coupling | 1.00 | \$12.90 | \$12.90 |
| 1 1/2" Coupling | 1.00 | \$1.55 | \$1.55 |
| 1 station Decoder | 3.00 | \$215.00 | \$645.00 |
| 6" Spray Head | 2.00 | \$12.30 | \$24.60 |

Client Notes

During our audit we found 5 broken rotor head ,7 bad spray nozzles, 2 bad spray heads ,1 lateral line break ,and 3 bad single station decoders (.We also found there is a compromised wire going to 6 vales that run islands and are currently on battery operated controllers .These will need to be traced out and repaired at a separate price or left to operate on the battery operated controllers .)

Signature

x

| | |
|----------|------------|
| SUBTOTAL | \$1,890.23 |
|----------|------------|

| | |
|-----------|--------|
| SALES TAX | \$0.00 |
|-----------|--------|

| | |
|-------|------------|
| TOTAL | \$1,890.23 |
|-------|------------|

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com



Proposal #51839
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Location

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit Mandolin Reserve

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------|----------|------------|------------|
| Irrigation Labor | 18.50 | \$59.15 | \$1,094.28 |
| 6" Spray Head | 1.00 | \$12.30 | \$12.30 |
| 15 H Spray Nozzle | 6.00 | \$1.70 | \$10.20 |
| 4" Rotor Head | 5.00 | \$20.00 | \$100.00 |
| 1 1/2" Expansion Coupling | 2.00 | \$12.90 | \$25.80 |
| 1 1/2" Coupling | 1.00 | \$1.55 | \$1.55 |
| 2" Electric Valve | 1.00 | \$375.00 | \$375.00 |

Client Notes

During our audit we found 1 broken spray head ,6 bad nozzles,5 broken or not turning rotor heads , 1 lateral line break, and 1 bad electric valve.

Signature

x

| | |
|----------|------------|
| SUBTOTAL | \$1,619.13 |
|----------|------------|

| | |
|-----------|--------|
| SALES TAX | \$0.00 |
|-----------|--------|

| | |
|-------|------------|
| TOTAL | \$1,619.13 |
|-------|------------|

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com



Proposal #51989
Date: 02/28/2020
From: Timothy Bowersox

Proposal For

Meritus
c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Audit Mandolin Estates

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-----------------------|----------|------------|------------|
| Irrigation Labor | 23.50 | \$59.15 | \$1,390.03 |
| 6" Spray Head | 1.00 | \$12.30 | \$12.30 |
| 15 H Spray Nozzle | 2.00 | \$1.70 | \$3.40 |
| 2" Cap | 1.00 | \$2.28 | \$2.28 |
| 1" Cap | 1.00 | \$1.10 | \$1.10 |
| 1 1/2" PVC Pipe | 100.00 | \$1.13 | \$112.50 |
| 2" Electric Valve | 3.00 | \$375.00 | \$1,125.00 |
| 1 1/2" Male Adapter | 5.00 | \$1.90 | \$9.50 |
| 1 1/2" Elbow | 2.00 | \$2.53 | \$5.05 |
| 2" Expansion Coupling | 1.00 | \$19.60 | \$19.60 |

Client Notes

During Our audit we found the main line shut off .Turned back on and capped at the silt fence the remainder of main line past the silt fence has been taken out by construction .we also capped of 2 lateral lines to get remaining zones to come on .we found 2 areas that had the valves removed by construction this price includes adding valves back to the system to make these area operate. It also includes replacing 1 bad spray head and 2 spray nozzles.we also found 1 valve that needs replaced at pond inside of gate.

Signature

x

SUBTOTAL \$2,680.76

SALES TAX \$0.00

TOTAL \$2,680.76

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com



Proposal #54153

Date: 03/11/2020

From: Timothy Bowersox

Proposal For

Meritus

c/o Meritus Communities
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main:
mobile:

Location

11740 Casa Lago Lane
Westchase, FL 33607

Property Name: Park Place CDD

Canopy Ln./Splendid Ln. Median Islands

Terms: Net 30

Installation of landscaping per provided renderings.

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|------------------------------|----------|------------|------------|
| Installation Labor | 1.00 | \$2,496.25 | \$2,496.25 |
| Arboricola Trinette 3 GAL | 117.00 | \$13.75 | \$1,608.75 |
| Pink Muhly grass 3 GAL | 56.00 | \$13.75 | \$770.00 |
| Liriope 1 GAL | 217.00 | \$7.38 | \$1,600.38 |
| Japanese Blueberry 30 GAL | 2.00 | \$262.50 | \$525.00 |
| Pinebark mulch | 100.00 | \$7.50 | \$750.00 |
| Pro Vista St. Augustaine sod | 1.00 | \$475.00 | \$475.00 |

Client Notes

Signature

x

| | |
|-----------|------------|
| SUBTOTAL | \$8,475.38 |
| SALES TAX | \$0.00 |
| TOTAL | \$8,475.38 |

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Timothy Bowersox
Office:
tbowersox@yellowstonelandscape.com

Park Place CDD

Tampa, FL

Option #2

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Arboricola 'Trinette'
Liriope 'Super Blue'
Pink Muhly Grass
Sod



Potential

Park Place CDD

Tampa, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Japanese Blueberry
Liriope 'Super Blue'
Annuals*



Potential

Park Place CDD

Tampa, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Arboricola 'Trinette'
Liriope 'Super Blue'



Potential

Park Place CDD

Tampa, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Arboricola 'Trinette'
Liriope 'Super Blue'
Pink Muhly Grass



Potential

Proposal

| Date | Proposal # |
|-----------|------------|
| 3/11/2020 | 8 |

| Name / Address |
|--|
| Park Place CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 |

| Project Information | |
|---|--------------------|
| Pond 15 & Pond 11 Littoral Zone Plantings | |
| Proposal Submitted By: | Work Requested By: |
| JS | Brian H. |

| Description | Qty | Total |
|---|--------|----------|
| Pond 11 | | |
| Littoral Shelf Planted with mixture of Pickerel Weed, Spikerush, Duck Potato and Bulrush on 18" centers | 2,000 | 1,200.00 |
| Pond 15 | | |
| Littoral Zone planted with mixture of Pickerel weed, Spikerush, Duck Potato and Bulrush on 18" centers | 11,500 | 6,900.00 |

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cypress Creek Aquatics, Inc. and may be subject to re-negotiation.

| | |
|-------|------------|
| Total | \$8,100.00 |
|-------|------------|

Accepted Date _____ Accepted Signature _____

MERITUS

PARK PLACE CDD

STATUS REPORT

TO: Board of Supervisors

FROM: Brian Howell

DATE: March 10, 2020

SUBJECT: Management Report

Landscape:

1. Yellowstone will install the annuals by 3/13. At the April meeting we will look to select the annuals for the rest of the rotations for 2020. At the April meeting we will also discuss potentially revising the locations of the annual beds to maximize impact.
2. The landscape proposal for the median islands at the Manor Gate is in your book for review. Staff recommends approval and can revise based on your feedback.
3. Yellowstone will provide by May a map for the irrigation showing the locations of our timers and the zones. I have also asked them to number all the flower beds on the map as well. (locations based off April discussion)
4. Yellowstone is working on a landscape proposal for the calf path entrance to be reviewed in April.
5. Yellowstone & staff are looking at long term enhancements so the district can phase them in over time.
6. Fertilizer, weed control and disease control has been applied to the turf. All the ornamentals will be fertilized and treated for pests/disease on 3/16.
7. Palm trimming is scheduled for April.

Irrigation:

1. Enclosed in the meeting book are proposals for the irrigation system to get everything up to 100% operational. The cost is as follows: Windsor/Mandolin \$4299.00 and for Highland Park \$13,986.58. Staff recommends approval of

these proposals. I do recognize the sensitivity of this topic due to past repairs however we need to ensure we are up and running as the dry season approaches. After these repairs based on other sites, I manage the monthly irrigation costs should be in the several hundred-dollar range monthly which would be perfectly normal based on your size community and within yearly budgets.

2. Yellowstone and staff will be working on a long-term irrigation upgrade using new technology that can be phased in over time.

Parking

1. There has been a request by the hoa/owners to tow vehicles on the Highland Park side which are inoperable, have expired tags or are being stored in the overflow parking spaces. Your currently parking policy is a little ambiguous on this so to make things crystal clear I am looking for the board to revise the parking policy for HP to include the above instance and if the desire is to prohibit long term parking in overflow lots then we should determine a reasonable timeframe that people can park in those spaces. We should also state in our policy that owners will be held liable for any damage to cdd property.
2. On the Mandolin/Windsor section we should have a uniform policy for The Estates and The Reserves. For sure any vehicle parked on cdd common area (grass) should be subject to automatic towing and be held liable for any damages. As far as street parking I have found towing between 2am-6am to be the fairest policy because it allows residents to have parties and such without fear of towing. Staff will be responsible for calling the towing company. We can discuss in detail at the meeting and if a new policy is adopted for either side, we need to give warning to the residents with an effective start date, signage etc.

Misc. Items

1. There are 5 encroachment agreements up for renewal. List was verified by counsel. We have sent packages to affected owners and John made the agreement permanent. Please see list enclosed by Monica.
2. I spoke to the county and they have not even done a price feasibility study for the school gate we discussed at the meeting last month so we will wait and see if we ever hear back from them.
3. Recommend approval for enclosed aquatics planting proposal
4. Please see enclosed memo from Phil for speeding suggestions. Phil will not be at the meeting next week or Erica as they are both out of town. We will look to discuss in more detail at the April meeting.
5. Please see enclosed action item lists for other tasks.

Park Place CDD**Encroachment Agreement**

| | Homeowner | Address | |
|---|---------------------|----------------------------|--|
| 1 | John & Elizabeth | 11330 Minaret Drive | |
| 2 | Kenneth & Teresa | 11608 Renaissance View CT | |
| 3 | Carlos & Melissa | 11624 Greensleeve Ave | |
| 4 | Scott P | 11626 Renaissance View CT | |
| 5 | Efstathios & Shanna | 11642 Renasissance View CT | |

| Action Item Template | | | | | | | |
|----------------------|---|-------------|-----------|---------------|-------------|----------|---|
| Date | March | | | | | | |
| District | Park Place | | | | | | |
| | | | | | | | |
| # | Action Item Description | Responsible | Open Date | Date Due | Closed Date | Status | Comments |
| 1 | Irrigation Audit | BH | February | March Meeting | | Complete | Audit is complete. Irrigation proposals in the meeting book |
| 2 | Annual Installation | BH | February | March Meeting | | open | New flowers being installed by 3/13 |
| 3 | Stones removed from pond | BH | February | March Meeting | | Complete | Removed and relocated |
| 4 | Landscape proposal for islands (Manor gate) | BH | February | March Meeting | | Complete | In book for review |
| 5 | Irrigation Map | BH | February | May Meeting | | open | Yellowstone will provide a map |
| 6 | Calf Path Planting Proposal | BH | February | April Meeting | | Open | Being worked on. |
| 7 | Strategic planning for irrigation, flowers etc. | BH | February | April Meeting | | Open | Will review at April meeting |
| 8 | Maintenance schedule for fertilization etc. | BH | February | March Meeting | | Complete | In manager report |

| | |
|--|--|
| | |
|--|--|

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 19, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, February 19, 2020 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 of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, February 19, 2020 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:

| | |
|-----------------|--|
| Brian Howell | District Manager, Meritus |
| Gene Roberts | District Manager, Meritus |
| Phil Chang | District Engineer, Johnson Engineering |
| Tim Bowersox | Yellowstone Landscape |
| Charles Andrews | Hillsborough County School District |

There were approximately 10 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. Discussion with Yellowstone

Mr. Bowersox told the Board that Yellowstone has been working on the irrigation audit and it should be completed in a week or two, which will be the time when the new annuals are planted. The Board told Mr. Bowersox that the Greensleeves cul-de-sac has fire ant mounds and storm debris, the stones need to be put back on the pavers at the benches in Mandolin, and some of the annual beds should be eliminated. The Board also discussed the shrub trimming, the viburnums along the wall on Race Track Rd., and trimming the palm trees.

B. District Engineer

Mr. Chang presented the updated mounted maps to the Board. The maintenance responsibilities for Windsor were mislabeled and need to be corrected. The Board asked for the updated maps to be added to the website.

C. District Counsel

There was nothing to report from District Counsel at this time.

4. BUSINESS ITEMS

A. Discussion with Hillsborough County School Board

Mr. Charles Andrews, a representative with Hillsborough County Public Schools, was present to request an easement agreement between the Park Place CDD and Hillsborough County Public Schools for access for a new bus lane at Deer Park Elementary. The Board discussed the easement agreement request, and Mr. Andrews answered the Board's questions.

| | |
|--------------|---|
| MOTION TO: | Approve the easement agreement request, contingent on approval from District Counsel and the District Engineer. |
| MADE BY: | Supervisor Lavina |
| SECONDED BY: | Supervisor Booth |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/1 – Supervisor Cockerell opposed. |

B. Consideration of Resolution 2020-02; Re-Designating Officers

Mr. Roberts went over that the resolution is to add Brian Howell as an Assistant Secretary. The Board reviewed the resolution.

| | |
|--------------|--|
| MOTION TO: | Approve Resolution 2020-02. |
| MADE BY: | Supervisor Jackson |
| SECONDED BY: | Supervisor Cockrell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion passed unanimously |

C. Discussion on Encroachment Agreements

Mr. Howell discussed the easement agreements with the Board. Staff will get an updated list and send renewal letters to the residents who have agreements. Supervisor Lavina questioned why the agreement is only valid for five years; Mr. Howell will check with District Counsel.

D. General Matters of the District

There were no general matters to discuss at this time.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 15, 2020

The Board reviewed the minutes.

| | |
|--------------|---|
| MOTION TO: | Approve the January 15, 2020 meeting minutes. |
| 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) Jan. 2020

The Board reviewed the January Admin O&Ms.

| | |
|--------------|--|
| MOTION TO: | Approve the Admin O&Ms for January 2020. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Kinser-Powell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

C. Consideration of Operations and Maintenance Expenditures (HP) Jan. 2020

The Board reviewed the January Highland Park O&Ms.

MOTION TO: Approve the Highland Park O&Ms for January 2020.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) Jan. 2020

The Board reviewed the January Mandolin/Windsor O&Ms. Supervisor Lavina asked staff to look into why Frontier is charging long distance fees at the gate call box. Supervisor Kinser-Powell would like to review the Spearem invoice for sidewalk trip hazard repairs.

MOTION TO: Approve the Mandolin/Windsor O&Ms for January 2020.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending January 31, 2020

The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

A. District Manager's Report

- i. Action Item List
- ii. Community Inspection Reports
- iii. Cypress Creek Aquatics Report

Mr. Roberts went over the action item list with the Board.

7. SUPERVISOR REQUESTS

Supervisor Lavina asked about repairing the ruts at corner of Minaret and Renaissance and putting some sort of deterrent at the corner to prevent vehicles from cutting the corner.

Supervisor Lavina then went over some concerns about speeding in Mandolin; District staff will

direct Mr. Chang to do a speed study and give recommendations on installing speed tables.
Supervisor Lavina also asked about the buffer for Windsor.

The Board decided to hold a special meeting on May 6, 2020 at 6:30 pm to review capital improvements for Windsor/Mandolin.

Supervisor Jackson asked about status of street light repairs, new street signs where needed, and the landscaping conditions of Calf Path entrance.

Supervisor Kinser-Powell asked about the status of missing stones at the entrance monument to the Reserves, fountain installation status, and missing finial replacement on the fence along Windsor.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Resident Danny Hudson would like to be able to add input on the Windsor Buffer. Resident Eric Bullard recommended using Jack Frost Ligustrum at the Calf Path entrance, asked that pond 15 be maintained regularly, and said the new map showing Windsor maintenance may be incorrect.

A resident from Mandolin Estates asked the Board for reimbursement for a towing charge. Her reasoning was that she thought the towing policy for street parking had been suspended.

| | |
|--------------|--|
| MOTION TO: | Refund the towing fee. |
| MADE BY: | Supervisor Jackson |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 3/2 – Supervisor Booth and Supervisor Cockerell opposed. |

The Board discussed the current towing policy with staff.

| | |
|--------------|---|
| MOTION TO: | Set parameters with the towing company. |
| MADE BY: | Supervisor Kinser-Powell |
| SECONDED BY: | Supervisor Jackson |
| DISCUSSION: | The Board and Mr. Howell continued to discuss the towing company and towing parameters. |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

9. ADJOURNMENT

| | |
|--------------|---------------------------------|
| MOTION TO: | Adjourn at 5:47 p.m. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Booth |
| 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 |
|--------------------------------------|------------------------|---------------------|--------------------|----------------|---|
| Monthly Contract | | | | | |
| Meritus Districts | 9548 | 6,835.68 | | | Management Services - February |
| Meritus Districts | 9615 | 2,124.95 | \$ 8,960.63 | | Management Services & Website Administration - October-February |
| Monthly Contract Sub-Total | | \$ 8,960.63 | | | |
| Variable Contract | | | | | |
| Variable Contract Sub-Total | | \$ 0.00 | | | |
| Utilities | | | | | |
| Utilities Sub-Total | | \$ 0.00 | | | |
| Regular Services | | | | | |
| Supervisor: Andrea Jackson | AJ021920 | 200.00 | | | Supervisor Fee - 02/19/20 |
| Supervisor: Booth Darren | DB021920 | 200.00 | | | Supervisor Fee - 02/19/20 |
| Supervisor: Cathy Powell | CP021920 | 200.00 | | | Supervisor Fee - 02/19/20 |
| Supervisor: Cockerell Doris | DC021920 | 200.00 | | | Supervisor Fee - 02/19/20 |
| Supervisor: Erica Lavina | EL021920 | 200.00 | \$ 1,000.00 | | Supervisor Fee - 02/19/20 |
| Regular Services Sub-Total | | \$ 1,000.00 | | | |
| Additional Services | | | | | |
| Meritus Districts | 9596 | 13.46 | | | Recording Fee - 01/31/20 |
| Meritus Districts | 9718 | 500.00 | \$ 513.46 | | Landscape Public Bid - 02/27/20 |
| Additional Services Sub-Total | | \$ 513.46 | | | |
| TOTAL: | | \$ 10,474.09 | | | |

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Monthly Budget | Comments/Description |
|--------|---------------------------|--------|-----------------|-------------------|----------------------|
|--------|---------------------------|--------|-----------------|-------------------|----------------------|

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: 9548
Invoice Date: Feb 1, 2020
Page: 1

Bill To:

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

Ship to:

| Customer ID | Customer PO | Payment Terms | |
|----------------|-----------------|---------------|----------|
| Park Place CDD | | Net Due | |
| | Shipping Method | Ship Date | Due Date |
| | Best Way | | 2/1/20 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---|------------|----------|
| | | District Management Services - February | | 4,033.34 |
| | | Accounting Services | | 2,583.34 |
| | | Gate management | | 150.00 |
| | | Postage - December | | 69.00 |

| | |
|------------------------|-----------------|
| Subtotal | 6,835.68 |
| Sales Tax | |
| Total Invoice Amount | 6,835.68 |
| Payment/Credit Applied | |
| TOTAL | 6,835.68 |

BN

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9615
Invoice Date: Feb 11, 2020
Page: 1

Bill To:

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

Ship to:**Customer ID**

Park Place CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

2/11/20

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---|------------|----------|
| | | Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20: | | |
| | | District Management Services | | 1,499.95 |
| | | Website Administration | | 625.00 |

| | |
|------------------------|-----------------|
| Subtotal | 2,124.95 |
| Sales Tax | |
| Total Invoice Amount | 2,124.95 |
| Payment/Credit Applied | |
| TOTAL | 2,124.95 |

PARK PLACE CDD

MEETING DATE: February 19, 2020

DMS Staff Signature _____



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

EL021920

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9596
Invoice Date: Jan 31, 2020
Page: 1

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

| Customer ID | Customer PO | Payment Terms | |
|----------------|-----------------|---------------|----------|
| Park Place CDD | | Net Due | |
| | Shipping Method | Ship Date | Due Date |
| | Best Way | | 1/31/20 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|---------------|------------|--------|
| | | Recording fee | | 13.46 |

| | |
|------------------------|--------------|
| Subtotal | 13.46 |
| Sales Tax | |
| Total Invoice Amount | 13.46 |
| Payment/Credit Applied | |
| TOTAL | 13.46 |



Pat Frank
Clerk of the Circuit Court
419 Pierce St. Rm 140
Tampa, FL 33602
(813) 276-8100

Hillsborough County Transaction

#: 4405546

Receipt #: 4264340

Cashier Date: 1/10/2020 10:19:01 AM
(MKEH0E1)

Park Place CDD



Print Date:


1/10/2020 10:19:02 AM

| Customer Information | Transaction Information | Payment Summary |
|----------------------|---|--|
| () GENE ROBERTS | Date Received: 01/10/2020 Source Code: Tampa Q Code: Title Return Code: Over The Counter Trans Type: RECORDING Agent Ref Num: | Total Fees \$13.46 Total Payments \$13.46 |

1 Payments

| | | |
|--|----|---------|
| CREDIT IPASS 26894863 | | \$13.46 |
| CREDIT CARD SERVICE FEE- COLLECTED BY FACC INCLUDED IN ABOVE TOTAL | 13 | \$0.46 |

1 Recorded Items

| | | | | | |
|--|---|---------|--|--|--|
|  (NOC) NOTICE OF COMMENCEMENT | | | BK/PG: 27248/726 CFN:2020012233 Date:1/10/2020 10:19:01 AM From: PARK PLACE CDD To: SHEPPARD ELECTRICAL SERVICES | | |
| Recording @ 1st=\$10Add'l=\$8.50 ea. | 1 | \$10.00 | | | |
| Indexing @ 1st 4 Names Free Addt'l=\$1 ea. | 2 | \$0.00 | | | |
| Copies @ \$1 per page (1) Copy | 1 | \$1.00 | | | |
| CERTIFICATION | 1 | \$2.00 | | | |

0 Search Items

0 Miscellaneous Items

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9718
Invoice Date: Feb 27, 2020
Page: 1

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

| |
|----------|
| Ship to: |
| |

| Customer ID | Customer PO | Payment Terms | |
|----------------|-----------------|---------------|----------|
| Park Place CDD | | Net Due | |
| | Shipping Method | Ship Date | Due Date |
| | Best Way | | 2/27/20 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|------|----------------------|------------|--------|
| | | Landscape public bid | | 500.00 |

| | |
|------------------------|---------------|
| Subtotal | 500.00 |
| Sales Tax | |
| Total Invoice Amount | 500.00 |
| Payment/Credit Applied | |
| TOTAL | 500.00 |



Park Place Community Development District
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Highland Park Amount | Mixed Use Amount | Invoice Total | Vendor Total | Monthly Budget/ Contract Highland Park | Monthly Budget/ Contract Mixed Use | Comments/Description |
|--------------------------------------|------------------------|----------------------|------------------|--------------------|------------------|--|------------------------------------|--|
| Monthly Contract | | | | | | | | |
| Bella Pool Service LLC | 6616 | 112.50 | 37.50 | 150.00 | | | | HP - Fountain Service - February |
| Cypress Creek Aquatics | 1024 | 1,620.00 | 540.00 | 2,160.00 | | | | Aquatic Maintenance - February |
| Millennium Lawn and Landscape Inc. | 15226 | 7,015.10 | 2,338.37 | 9,353.46 | | | | Lawn Maintenance - January |
| Yellowstone | TM89883 | 13,581.27 | 4,527.09 | 18,108.36 | | | | Landscape Maintenance - February |
| Monthly Contract Sub-Total | | | | \$29,771.82 | | | | |
| Variable Contract | | | | | | | | |
| Variable Contract Sub-Total | | | | \$0.00 | | | | |
| Utilities | | | | | | | | |
| BOCC | 4478300000 013020 | 260.33 | 86.78 | 347.10 | | | | HP - Reclaim Water Service - thru 01/21/20 |
| Tampa Electric | 311000010091 020520 | 334.13 | 111.38 | 445.50 | | | | Electric Service - thru 01/22/20 |
| Utilities Sub-Total | | | | \$792.60 | | | | |
| Regular Services | | | | | | | | |
| Spearem Enterprises, LLC | 4122 | 225.00 | 75.00 | 300.00 | | | | HP - Clean Playground - January |
| Regular Services Sub-Total | | | | \$300.00 | | | | |
| Additional Services | | | | | | | | |
| Bay Area Enviromental services Inc | 90592 | 1,372.50 | 457.50 | 1,830.00 | | | | HP - Jet Rodded & Vacuumed Storm Line Inlet - 02/05/20 |
| Fields | 2169 | 390.00 | 130.00 | 520.00 | | | | HP - Install Signs - 02/19/20 |
| Fields | 2171 | 112.50 | 37.50 | 150.00 | \$ 670.00 | | | HP - Install Sign - 02/19/20 |
| Additional Services Sub-Total | | | | \$2,500.00 | | | | |
| Total | | | | \$33,364.42 | | | | |

Approved (with any necessary revisions noted):

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 |
|--------|---------------------------|----------------------------|------------------------|------------------|-----------------|--|--|----------------------|
|--------|---------------------------|----------------------------|------------------------|------------------|-----------------|--|--|----------------------|

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Bella Pool Service LLC

1324 Seven Springs Blvd

Ste 188

Trinity, FL 34655

Invoice

| Date | Invoice # |
|-----------|-----------|
| 2/10/2020 | 6616 |

| |
|---|
| 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 | | 2/10/2020 | | | |

| Quantity | Item Code | Description | Price Each | Amount |
|---|------------------|---|------------|--------|
| | Fountain Service | FEB - Maintain fountain water and equipment for operation | 150.00 | 150.00 |
| <div>Handwritten: \$572004 4601</div> | | | | |

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

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



Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2020 | 1024 |

| 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 |
| 53904 - 4580 53902 - 4580 CR | | | | |

| | |
|--------------|-------------------|
| Total | \$3,160.00 |
|--------------|-------------------|

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

| Date | Invoice # |
|------------|-----------|
| 12/20/2019 | 15226 |

| |
|---|
| 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 | | 12/20/2019 | | | |

| Quantity | Description | Price Each | Amount |
|--|------------------|------------|-----------|
| | Lawn Maintenance | 19,533.33 | 19,533.33 |
| <p>per Gene (mgr) deduct \$4,200 from this invoice from overpayment of water truck - see attached email chain 2/18/2020 GZ</p> <p>53904-4583 \$1993.62 53904-4582 \$7359.84 53902-4576</p> | | | |

| | | |
|---------------------|-------------------------|------------------------|
| January Maintenance | Total | \$19,533.33 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$19,533.33 |

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.

pay > \$15,333⁵³

2/18/2000 Millennium never responded after
Backup was sent. Y

Teresa Farlow

From: Teresa Farlow
Sent: Thursday, November 21, 2019 2:42 PM
To: James Slayton
Cc: Gene Roberts
Subject: RE: Park Place CDD
Attachments: 14608.pdf; 14624.pdf; 14625.pdf; 14626.pdf; check stub 5559.pdf

Invoice 14608 was paid with check 5559
Invoice 14624 was paid with check 5559
Invoice 14625 was paid with check 5559
Invoice 14626 was paid with check 5559

Invoices and check stub attached. Check has cleared the bank

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

*In an effort to maintain compliance with the Florida Sunshine
Amendment, please do not reply globally to this notification. Any
questions should be directed to the sending party only or to the District
Office at (813) 397-5121.*



From: James Slayton
[mailto:millennium1971@outlook.com]
Sent: Thursday, November 21, 2019 2:13 PM
To: Teresa Farlow; Gene Roberts
Subject: Re: Park Place CDD

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents.

Can you
please send
copies of
what you sent

along with copies of check for us to review.

Thanks
James

Get [Outlook for Android](#)

From: Teresa Farlow <teresa.farlow@merituscorp.com>
Sent: Thursday, November 21, 2019 12:12:20 PM
To: James Slayton <millennium1971@outlook.com>; Gene Roberts <gene.roberts@merituscorp.com>
Subject: Park Place CDD

We overpaid you \$4200.00 for the water truck. Can you please send refund check made out to Park Place CDD please?
Thank you.

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 300
Tampa , FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

***In an effort to maintain compliance with the Florida Sunshine
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questions should be directed to the sending party only or to the District
Office at (813) 397-5121.***



www.merituscorp.com

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**Bill To:**

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

Property Name: Park Place CDD

INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| TM 89883 | 2/29/2020 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2020

Invoice Amount: \$18,108.36

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance February 2020 | \$18,108.36 |

Invoice Total **\$18,108.36**

Excellence
IN COMMERCIAL LANDSCAPING

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



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|----------------|----------------|------------|------------|
| PARK PLACE CDD | 4478300000 | 01/30/2020 | 02/20/2020 |

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 | 12/18/2019 | 13017 | 01/21/2020 | 23653 | 1063600 | ACTUAL | RECLAIM |

Service Address Charges

Reclaimed Water Usage Charge

\$347.10

Total Service Address Charges

\$347.10

Summary of Account Charges

Previous Balance

\$52.73

Net Payments - Thank You

(\$52.73)

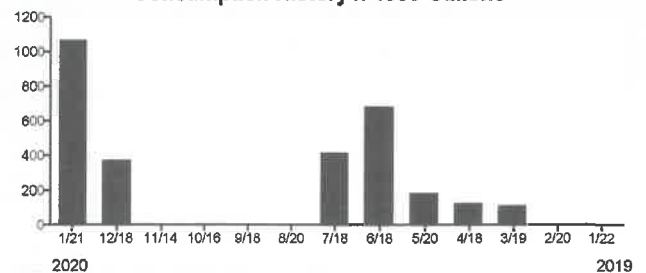
Total Account Charges

\$347.10

AMOUNT DUE

\$347.10

Consumption History x 1000 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 4478300000

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

Received
2,578
FEB 07 2020

| | |
|-------------|------------|
| DUE DATE | 02/20/2020 |
| AMOUNT DUE | \$347.10 |
| AMOUNT PAID | |

0044783000001

00000347104



ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 02/05/20
Account: 311000010091

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



| | |
|--------------------------|------------|
| Current month's charges: | \$3,836.13 |
| Total amount due: | \$3,836.13 |
| Payment Due By: | 02/19/20 |

Your Account Summary

| | |
|---|-------------------|
| Previous Amount Due | \$3,675.08 |
| Payment(s) Received Since Last Statement | -\$3,675.08 |
| Credit balance after payments and credits | \$0.00 |
| Current Month's Charges | \$3,836.13 |
| Total Amount Due | \$3,836.13 |

DO NOT PAY. Your account will be drafted on 02/19/20



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
\$3208⁵³ \$470³⁰ \$157³⁰

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: | \$3,836.13 |
| Total amount due: | \$3,836.13 |
| Payment Due By: | 02/19/20 |

Amount Enclosed \$

700125001609 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/19/20

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

Received
FEB 10 2020



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

For J.D. Power award information, visit 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

00000035-0000385-Page 4 of 20

Your payment options are:

- Schedule free one-time or recurring payments at 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 or tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at 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 o tampaelectric.com para ver esta información en español.

Billed Individual Accounts



00000036-0000387-Page 5 of 20

| ACCOUNT NAME | ACCOUNT NUMBER | ADDRESS | AMOUNT |
|----------------|----------------|---|-----------|
| MANDOLIN HOA | 211015021994 | NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000 | \$936.15 |
| MANDOLIN HOA | 211015022109 | CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000 | \$1628.63 |
| PARK PLACE CDD | 211015022232 | MANDOLIN PHASE 2A TAMPA, FL 33625-0000 | \$257.58 |
| PARK PLACE CDD | 211015022349 | MANDOLIN PHASE 3 TAMPA, FL 33625-0000 | \$227.17 |
| PARK PLACE CDD | 211015022463 | MANDOLIN PHASE 2B TAMPA, FL 33625-0000 | \$341.10 |
| PARK PLACE CDD | 211015022745 | 14719 BRICK PL TAMPA, FL 33626-0000 | \$184.41 |
| PARK PLACE CDD | 211015022836 | 14729 CANOPY DR TAMPA, FL 33626-3356 | \$32.84 |
| PARK PLACE CDD | 211015022968 | 14662 CANOPY DR TAMPA, FL 33626-3348 | \$29.11 |
| PARK PLACE CDD | 211015023099 | 11513 SPLENDID LN TAMPA, FL 33626-3366 | \$52.39 |
| PARK PLACE CDD | 211015023214 | 14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000 | \$47.65 |
| PARK PLACE CDD | 211015023339 | 11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321 | \$28.85 |
| PARK PLACE CDD | 211015023446 | 14572 COTSWOLDS DR TAMPA, FL 33626-0000 | \$42.32 |
| PARK PLACE CDD | 211007038386 | 11742 CITRUS PARK DR TAMPA, FL 33626-0000 | \$27.93 |



ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|------------------------------|--------------------------|----------|
| Lighting Energy Charge | 1702 kWh @ \$0.02871/kWh | \$48.86 |
| Fixture & Maintenance Charge | 22 Fixtures | \$310.55 |
| Lighting Pole / Wire | 22 Poles | \$526.24 |
| Final Tax Savings Credit | | -\$2.93 |
| Lighting Fuel Charge | 1702 kWh @ \$0.02989/kWh | \$50.87 |
| Florida Gross Receipt Tax | | \$2.56 |

Lighting Charges **\$936.15**

Current Month's Electric Charges **\$936.15**

00000036-0000387-Page 6 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|--------------------------|-------------------|
| Lighting Energy Charge | 1382 kWh @ \$0.02871/kWh | \$39.68 |
| Fixture & Maintenance Charge | 43 Fixtures | \$622.95 |
| Lighting Pole / Wire | 43 Poles | \$924.99 |
| Final Tax Savings Credit | | -\$2.38 |
| Lighting Fuel Charge | 1382 kWh @ \$0.02989/kWh | \$41.31 |
| Florida Gross Receipt Tax | | \$2.08 |
| Lighting Charges | | \$1,628.63 |
| Current Month's Electric Charges | | \$1,628.63 |

00000036-0000388-Page 7 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|-------------------------|-----------------|
| Lighting Energy Charge | 183 kWh @ \$0.02871/kWh | \$5.25 |
| Fixture & Maintenance Charge | 7 Fixtures | \$96.19 |
| Lighting Pole / Wire | 7 Poles | \$150.71 |
| Final Tax Savings Credit | | -\$0.31 |
| Lighting Fuel Charge | 183 kWh @ \$0.02989/kWh | \$5.47 |
| Florida Gross Receipt Tax | | \$0.27 |
| Lighting Charges | | \$257.58 |
| Current Month's Electric Charges | | \$257.58 |

00000036-0000358-Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|-------------------------|-----------------|
| Lighting Energy Charge | 234 kWh @ \$0.02871/kWh | \$6.72 |
| Fixture & Maintenance Charge | 6 Fixtures | \$84.33 |
| Lighting Pole / Wire | 6 Poles | \$129.18 |
| Final Tax Savings Credit | | -\$0.40 |
| Lighting Fuel Charge | 234 kWh @ \$0.02989/kWh | \$6.99 |
| Florida Gross Receipt Tax | | \$0.35 |
| Lighting Charges | | \$227.17 |
| Current Month's Electric Charges | | \$227.17 |

00000036-0000389-Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|------------------------------|-------------------------|----------|
| Lighting Energy Charge | 276 kWh @ \$0.02871/kWh | \$7.92 |
| Fixture & Maintenance Charge | 9 Fixtures | \$131.22 |
| Lighting Pole / Wire | 9 Poles | \$193.77 |
| Final Tax Savings Credit | | -\$0.47 |
| Lighting Fuel Charge | 276 kWh @ \$0.02989/kWh | \$8.25 |
| Florida Gross Receipt Tax | | \$0.41 |

Lighting Charges **\$341.10**

Current Month's Electric Charges **\$341.10**

00000036-0000393-Pag 10 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022745
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|----------------------------------|-----------|-----------------|---|------------------|---|------------------------------------|--|----------------|
| 1000152133 | 01/23/20 | 13,183 | | 11,224 | | 1,959 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | <div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div><div>JAN 2020</div><div>DEC</div><div>NOV</div><div>OCT</div><div>SEP</div><div>AUG</div><div>JUL</div></div><div><div>58</div><div>52</div><div>50</div><div>50</div><div>50</div><div>46</div></div></div> | |
| Energy Charge | | | | | | 1,959 kWh @ \$0.06010/kWh \$117.74 | | |
| Fuel Charge | | | | | | 1,959 kWh @ \$0.03016/kWh \$59.08 | | |
| Final Tax Savings Credit | | | | | | -\$15.08 | | |
| Florida Gross Receipt Tax | | | | | | \$4.61 | | |
| Electric Service Cost | | | | | | \$184.41 | | |
| Current Month's Electric Charges | | | | | | \$184.41 | | |

00000036-0000390-Page 11 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022836
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|-----------|-----------------|---|------------------|---|---------------------------------|---|----------------|
| 1000206733 | 01/23/20 | 1,061 | | 892 | | 169 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 169 kWh @ \$0.06010/kWh \$10.16 | | |
| Fuel Charge | | | | | | 169 kWh @ \$0.03016/kWh \$5.10 | | |
| Final Tax Savings Credit | | | | | | -\$1.30 | | |
| Florida Gross Receipt Tax | | | | | | \$0.82 | | |
| Electric Service Cost | | | | | | \$32.84 | | |
| Current Month's Electric Charges | | | | | | \$32.84 | | |

00000036-0000390-Page 12 of 20




Account: 211015022968
Statement Date: 01/31/20

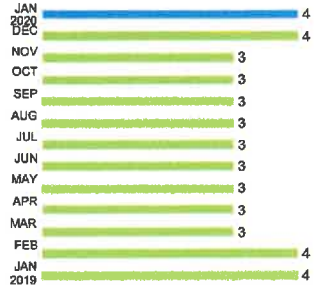
Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 753 | | 628 | | 125 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 125 kWh @ \$0.06010/kWh \$7.51 | | |
| Fuel Charge | | | | | | 125 kWh @ \$0.03016/kWh \$3.77 | | |
| Final Tax Savings Credit | | | | | | -\$0.96 | | |
| Florida Gross Receipt Tax | | | | | | \$0.73 | | |
| Electric Service Cost | | | | | | \$29.11 |  | |
| Current Month's Electric Charges | | | | | | \$29.11 | | |



00000036-0000391-Page 13 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023099
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/24/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|-----------|-----------------|---|------------------|---|---------------------------------|---|----------------|
| 1000198613 | 01/24/20 | 2,436 | | 2,036 | | 400 kWh | 1 | 35 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 400 kWh @ \$0.06010/kWh \$24.04 | | |
| Fuel Charge | | | | | | 400 kWh @ \$0.03016/kWh \$12.06 | | |
| Final Tax Savings Credit | | | | | | -\$3.08 | | |
| Florida Gross Receipt Tax | | | | | | \$1.31 | | |
| Electric Service Cost | | | | | | \$52.39 | | |
| Current Month's Electric Charges | | | | | | \$52.39 | | |



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023214
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 2,296 | 1,952 | | 344 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | 344 kWh @ \$0.06010/kWh \$20.67 | | |
| Fuel Charge | | | | | 344 kWh @ \$0.03016/kWh \$10.38 | | |
| Final Tax Savings Credit | | | | | -\$2.65 | | |
| Florida Gross Receipt Tax | | | | | \$1.19 | | |
| Electric Service Cost | | | | | \$47.65 | | |
| Current Month's Electric Charges | | | | | \$47.65 | | |

00000036-0000392-Page 15 of 20



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 211015023339
Statement Date: 01/31/20

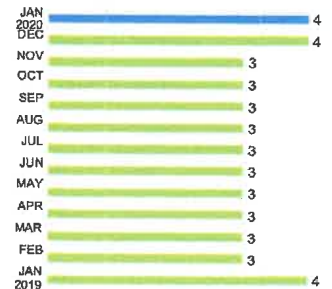
Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 795 | | 673 | | 122 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 122 kWh @ \$0.06010/kWh \$7.33 | | |
| Fuel Charge | | | | | | 122 kWh @ \$0.03016/kWh \$3.68 | | |
| Final Tax Savings Credit | | | | | | -\$0.94 | | |
| Florida Gross Receipt Tax | | | | | | \$0.72 | | |
| Electric Service Cost | | | | | | \$28.85 | | |
| Current Month's Electric Charges | | | | | | \$28.85 | | |





ACCOUNT INVOICE

tampaelectric.com



Account: 211015023446
Statement Date: 01/31/20

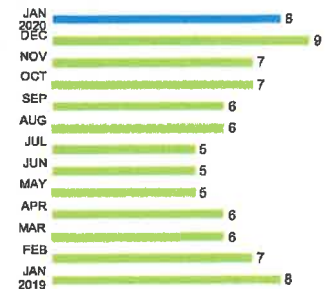
Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 1,708 | | 1,427 | | 281 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 281 kWh @ \$0.06010/kWh \$16.89 | | |
| Fuel Charge | | | | | | 281 kWh @ \$0.03016/kWh \$8.47 | | |
| Final Tax Savings Credit | | | | | | -\$2.16 | | |
| Florida Gross Receipt Tax | | | | | | \$1.06 | | |
| Electric Service Cost | | | | | | \$42.32 | | |
| Current Month's Electric Charges | | | | | | \$42.32 | | |





ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

Account: 211007038386
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/22/20

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 |
|---|-----------|-----------------|---|------------------|---|--------------------------------|---|----------------|
| 1000265066 | 01/22/20 | 396 | | 285 | | 111 kWh | 1 | 35 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 111 kWh @ \$0.06010/kWh \$6.67 | | |
| Fuel Charge | | | | | | 111 kWh @ \$0.03016/kWh \$3.35 | | |
| Final Tax Savings Credit | | | | | | -\$0.85 | | |
| Florida Gross Receipt Tax | | | | | | \$0.70 | | |
| Electric Service Cost | | | | | | \$27.93 | | |
| Current Month's Electric Charges | | | | | | \$27.93 | | |
| Total Current Month's Charges | | | | | | \$3,836.13 | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

00000035-0000393-Page 18 of 20

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 ChoicesSM – 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 SelectSM – 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 GoSM – 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 or tampaelectric.com.

Spearem Enterprises, LLC

18865 state rd 54 ste 122

land o lakes, 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 # 4122**DATE** 02/04/2020**DUE DATE** 02/19/2020**TERMS** Net 15

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|-----|-------|--------|
| Labor 1-6-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads. | 1 | 60.00 | 60.00 |
| Labor 1-13-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads. | 1 | 60.00 | 60.00 |
| Labor 1-20-2020 Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads. | 1 | 60.00 | 60.00 |
| Labor 1-27-2020: 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 |
| Material Hand Soap, Toilet Paper, Trash Can liners, Koala Infant changing pads please note this cost typically goes up to more residents using facilities. | 1 | 25.00 | 25.00 |
| Labor Extra Commercial, Park Can be taking care of by Spearem., weekly basis..... | 1 | 35.00 | 35.00 |

BALANCE DUE

\$300.00

Bay Area Environmental Services Inc

Invoice

P.O. Box 1720

Riverview, Florida 33568

| Date | Invoice # |
|----------|-----------|
| 2/5/2020 | 90592 |

| |
|--|
| Bill To |
| Park Place Community 2005 Pam Am Circle Tampa, Florida 33607 |

| |
|---------------|
| Ship To |
| Highland Park |

| | | | | | | |
|--|--------------|---|----------|-----|------------|------------|
| P.O. Number | Terms | Rep | Ship | Via | F.O.B. | Project |
| Gene | Net 30 | | 2/3/2020 | | | |
| Quantity | Item Code | Description | | | Price Each | Amount |
| 4 | Ghost | Jet Rodded & vacuumed the storm line inlet that was completely full of leaves, dirt and debris. | | | 295.00 | 1,180.00 |
| 1 | Disposal Fee | Removed 1 load off site | | | 600.00 | 600.00 |
| 1 | Water | 1 load of water | | | 50.00 | 50.00 |
| <div>53904 4309 BY</div> <div>Received FEB 13 2020</div> | | | | | | |
| | | | | | Total | \$1,830.00 |



**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Invoice

| Date | Invoice # |
|-----------|-----------|
| 2/19/2020 | 2169 |

| |
|---|
| Bill To |
| Meritus Park Place CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607 |

81

| P.O. No. | Terms |
|----------|-------|
| | |

| Item | Description | Qty | Rate | Amount |
|----------------------|--|-----|--------|--------|
| Printing & Reprod... | "Perfect Place" -- 18x24 "Tow Away Zone" signs with black and reverse prismatic gold text. Black vinyl on back. | 2 | 85.00 | 170.00 |
| Install (Signage) | Deliver and install the above on existing post "A" (see proof packet) using adjustable "O" ring straps. Spray paint gloss black (Set of 2 per sign). | 1 | 75.00 | 75.00 |
| Install (Signage) | Deliver and install the above on existing decorative post "B" (see proof packet) using black posts clamps (Set of 2 per sign). | 1 | 75.00 | 75.00 |
| Printing & Reprod... | Alley behind "Perfect Place" houses "No Parking - CDD Property" 12x18 sign, black with reflective prismatic yellow reflective lettering, black vinyl on back. 7-ft black round galvanized 2-3/8" metal post with dome cap and (2) post clamps. | 1 | 140.00 | 140.00 |
| Install (Signage) | Install the "No Parking" sign and posts using soil spin bracket (Non-Cement) 2-ft in ground. | 1 | 60.00 | 60.00 |

53914
4910
M

| | |
|-------------------------|----------|
| Subtotal | \$520.00 |
| Sales Tax (7.0%) | \$0.00 |
| Total | \$520.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$520.00 |

| Phone # | Fax # | E-mail |
|----------------|----------------|-----------------------|
| (727) 480-6514 | (727) 836-9783 | mike@fcgmarketing.com |



MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...

11749 Crestridge Loop
Trinity, FL 34655

Invoice

| Date | Invoice # |
|-----------|-----------|
| 2/19/2020 | 2171 |

| |
|---|
| Bill To |
| Meritus Park Place CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607 |

| P.O. No. | Terms |
|----------|-------|
| | |

| Item | Description | Qty | Rate | Amount |
|----------------------|--|-----|-------|--------|
| Printing & Reprod... | Highland Park -- "Fountain Head Drive" New standard reflective 30" x 30 STOP Sign with black back. | 1 | 75.00 | 75.00 |
| Install (Signage) | Remove and dispose of old sign, install new sign using existing hardware. | 1 | 75.00 | 75.00 |

53914
4910
LA

| | |
|-------------------------|----------|
| Subtotal | \$150.00 |
| Sales Tax (7.0%) | \$0.00 |
| Total | \$150.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$150.00 |

| Phone # | Fax # | E-mail |
|----------------|----------------|-----------------------|
| (727) 480-6514 | (727) 836-9783 | mike@fcgmarketing.com |

Park Place Community Development District Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Monthly Budget | Comments/Description |
|--------------------------------------|------------------------|---------------------|--------------|----------------|--|
| Monthly Contract | | | | | |
| Cypress Creek Aquatics | 1024 | \$ 1,000.00 | | | Aquatic Maintenance - February |
| Millennium Lawn and Landscape Inc. | 15226 | 5,979.87 | | | Lawn Maintenance - January |
| Monthly Contract Sub-Total | | \$ 6,979.87 | | | |
| Variable Contract | | | | | |
| Variable Contract Sub-Total | | \$ 0.00 | | | |
| Utilities | | | | | |
| BOCC | 1923999022 021320 | \$ 31.07 | | | WM - Reclaim Water Service - thru 02/11/20 |
| Frontier | 8138187058 020120 | 89.09 | | | WM - Phone Service - February |
| Tampa Electric | 311000010091 020520 | 3,390.63 | | | Electric Service - thru 01/22/20 |
| Utilities Sub-Total | | \$ 3,510.79 | | | |
| Regular Services | | | | | |
| Regular Services Sub-Total | | \$ 0.00 | | | |
| Additional Services | | | | | |
| Millennium Lawn and Landscape Inc. | 14805 | 2,240.00 | | | WM - Paved Benches - 11/06/19 |
| Spearem Enterprises, LLC | 4127 | 20,853.75 | | | WM - Replace Lifted Sidewalk Sections - 02/04/20 |
| Additional Services Sub-Total | | \$ 23,093.75 | | | |
| TOTAL: | | \$ 33,584.41 | | | |

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

| Vendor | Invoice/Account Number | Amount | Vendor Total | Monthly Budget | Comments/Description |
|--------|---------------------------|--------|-----------------|-------------------|----------------------|
|--------|---------------------------|--------|-----------------|-------------------|----------------------|

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 # |
|----------|-----------|
| 2/1/2020 | 1024 |

| 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 |
| 53904 - 4580 53902 - 4580 CR | | | | |

| | |
|--------------|-------------------|
| Total | \$3,160.00 |
|--------------|-------------------|

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

| Date | Invoice # |
|------------|-----------|
| 12/20/2019 | 15226 |

| |
|---|
| 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 | | 12/20/2019 | | | |

| Quantity | Description | Price Each | Amount |
|--|------------------|------------|-----------|
| | Lawn Maintenance | 19,533.33 | 19,533.33 |
| <p>per Gene (mgr) deduct \$4,200 from this invoice from overpayment of water truck - see attached email chain 2/18/2020 GZ</p> <p>53904-4583 \$1993.62 53904-4582 \$7359.84 53902-4576</p> | | | |

| | | |
|---------------------|-------------------------|------------------------|
| January Maintenance | Total | \$19,533.33 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$19,533.33 |

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.

pay > \$15,333.84 33

2/18/2000 Millennium never responded after
Backup was sent. Y

Teresa Farlow

From: Teresa Farlow
Sent: Thursday, November 21, 2019 2:42 PM
To: James Slayton
Cc: Gene Roberts
Subject: RE: Park Place CDD
Attachments: 14608.pdf; 14624.pdf; 14625.pdf; 14626.pdf; check stub 5559.pdf

Invoice 14608 was paid with check 5559
Invoice 14624 was paid with check 5559
Invoice 14625 was paid with check 5559
Invoice 14626 was paid with check 5559

Invoices and check stub attached. Check has cleared the bank

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

*In an effort to maintain compliance with the Florida Sunshine
Amendment, please do not reply globally to this notification. Any
questions should be directed to the sending party only or to the District
Office at (813) 397-5121.*



From: James Slayton
[mailto:millennium1971@outlook.com]
Sent: Thursday, November 21, 2019 2:13 PM
To: Teresa Farlow; Gene Roberts
Subject: Re: Park Place CDD

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents.

Can you please send copies of what you sent

along with copies of check for us to review.

Thanks
James

Get [Outlook for Android](#)

From: Teresa Farlow <teresa.farlow@merituscorp.com>
Sent: Thursday, November 21, 2019 12:12:20 PM
To: James Slayton <millennium1971@outlook.com>; Gene Roberts <gene.roberts@merituscorp.com>
Subject: Park Place CDD

We overpaid you \$4200.00 for the water truck. Can you please send refund check made out to Park Place CDD please?
Thank you.

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 300
Tampa , FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

***In an effort to maintain compliance with the Florida Sunshine
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questions should be directed to the sending party only or to the District
Office at (813) 397-5121.***



www.merituscorp.com

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Hillsborough
County Florida

M-Page 1 of 2

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|----------------|----------------|------------|------------|
| PARK PLACE CDD | 1923999022 | 02/13/2020 | 03/05/2020 |



Summary of Account Charges

| | |
|--------------------------|-----------|
| Previous Balance | \$34.50 |
| Net Payments - Thank You | (\$34.50) |
| Total Account Charges | \$31.07 |

| | |
|------------|---------|
| AMOUNT DUE | \$31.07 |
|------------|---------|

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 275-7094.

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

Received
FEB 20 2020

| | |
|-------------|------------|
| DUE DATE | 03/05/2020 |
| AMOUNT DUE | \$31.07 |
| AMOUNT PAID | |

0019239990229

00000031071⁸⁷



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|----------------|----------------|------------|------------|
| PARK PLACE CDD | 1923999022 | 02/13/2020 | 03/05/2020 |

Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

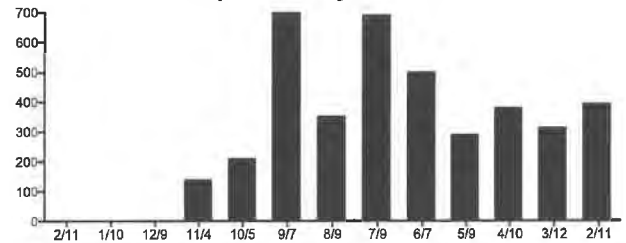
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION (IN GALLONS) | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|--------------------------|-----------|-------------------|
| 29599843 | 01/10/2020 | 380427 | 02/11/2020 | 380427 | 0 | ACTUAL | RECLAIM |

Service Address Charges

Reclaimed Water Usage Charge \$4.36

Total Service Address Charges \$4.36

Consumption History x 1000 Gallons



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|----------------|----------------|------------|------------|
| PARK PLACE CDD | 1923999022 | 02/13/2020 | 03/05/2020 |

Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

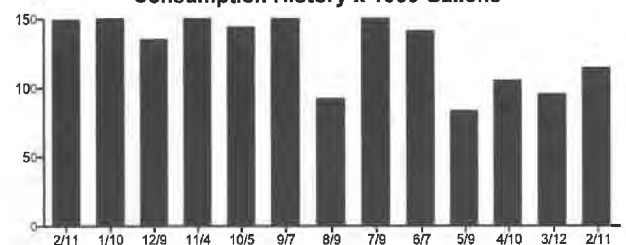
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION (IN GALLONS) | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|--------------------------|-----------|-------------------|
| 29599847B | 01/10/2020 | 65185 | 02/11/2020 | 66682 | 149700 | ACTUAL | RECLAIM |

Service Address Charges

Reclaimed Water Usage Charge \$26.71

Total Service Address Charges \$26.71

Consumption History x 1000 Gallons



Account Summary

| | |
|--------------------------------|-----------------------|
| New Charges Due Date | 2/25/20 |
| Billing Date | 2/01/20 |
| Account Number | 813-818-7058-022619-5 |
| PIN | 0363 |
| Previous Balance | 89.13 |
| Payments Received Thru 1/16/20 | -89.13 |
| Thank you for your payment! | |
| Balance Forward | .00 |
| New Charges | 89.09 |
| Total Amount Due | \$89.09 |

Customers love options

Make business matters simple
with Frontier Texting

Add texting to your Frontier business phone number for as little as \$5 a month before taxes and fees.



business.frontier.com/texting

Discounted price is shown for subscribers with a qualifying package of Frontier business phone service and Internet. A one-time \$20 activation fee applies. Taxes, governmental and Frontier-imposed surcharges 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](https://frontier.com) **Online:** [Frontier.com/helpcenter](https://frontier.com/helpcenter)

 Call: 1.800.921.8102 **Tech Support:**
Frontier.com/helpcenter

 Email: ContactBusiness@ftr.com

1.4.6

Frontier
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 011165 39725B 54 A**5DGT



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

PAYMENT STUB

| | |
|-------------------------|----------------|
| Total Amount Due | \$89.09 |
|-------------------------|----------------|

New Charges Due Date 2/25/20

Account Number 813-818-7058-022619-5

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

FEB 07 2020

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



0470048138187058022619000000000000000089095

Deal with potential spam calls once and for all



Good news for Caller ID subscribers! The feature is being enhanced this month with a new "Potential Spam" alert that lets you know when a call is suspect. Now you can answer your phone with greater confidence! Learn more at frontier.com/robocalls.

Want to add Caller ID? For options, call 1.877.649.2515

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.

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 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, 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). 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 02/01/20 to 02/29/20

| Qty Description | 813/818-7058.0 | Charge |
|---|----------------|--------------|
| Basic Charges | | |
| 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 | | 2.57 |
| FL State Communications Services Tax | | 2.79 |
| FL State Gross Receipts Tax | | 1.43 |
| County Communications Services Tax | | 3.06 |
| FL Telecommunications Relay Service | | .10 |
| Hillsborough County 911 Surcharge | | .40 |
| Total Basic Charges | | 66.10 |
| Non Basic Charges | | |
| Other Charges-Detailed Below | | 5.81 |
| Federal Excise Tax | | .05 |
| FCA Long Distance - Federal USF Surcharge | | .91 |
| FL State Communications Services Tax | | .33 |
| FL State Gross Receipts Tax | | .04 |
| County Communications Services Tax | | .36 |
| Total Non Basic Charges | | 7.50 |
| Toll/Other | | |
| Frontier Long Distance Business Plan | | 4.99 |
| Frontier -Detailed Below | | .04 |
| Frontier Com of America -Detailed Below | | .34 |
| Other Charges-Detailed Below | | 5.99 |
| FCA Long Distance - Federal USF Surcharge | | 2.38 |
| FL State Communications Services Tax | | .67 |
| FL State Gross Receipts Tax | | .34 |
| County Communications Services Tax | | .74 |
| Total Toll/Other | | 15.49 |

TOTAL 89.09

** ACCOUNT ACTIVITY **

| Qty Description | Order Number | Effective Dates | |
|---|--------------|-----------------|--------------|
| 1 Frontier Roadwork Recovery Surcharge | | | |
| | AUTOCH | 2/01 | 1.50 |
| 1 Federal Primary Carrier Multi Line Charge | | | |
| | AUTOCH | 2/01 | 4.31 |
| 1 Carrier Cost Recovery Surcharge | | | |
| | AUTOCH | 2/01 | 5.99 |
| 813/818-7058 | | Subtotal | 11.80 |

Subtotal 11.80

Detail of Frontier Charges

Toll charged to 813/818-7058

| Ref # | Date | Time | Min | *Type | Place and Number Called | Charge |
|-------|--------|-------|-----|-------|----------------------------|------------|
| 1 | JAN 25 | 8:53A | .5 | DD | BRADENTON FL (941)545-0320 | .04 |
| | | | | | Subtotal | .04 |

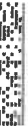
Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

| Ref # | Date | Time | Min | *Type | Place and Number Called | Charge |
|-------|--------|--------|-----|-------|-----------------------------|--------|
| 2 | JAN 02 | 1:42P | .3 | DD | FORT WAYNE IN (260)515-2059 | .03 |
| 3 | JAN 04 | 2:23P | .4 | DD | BRENTWOOD NY (831)804-0457 | .03 |
| 4 | JAN 11 | 6:53P | .4 | DD | BRENTWOOD NY (831)804-0457 | .03 |
| 5 | JAN 13 | 10:05A | .3 | DD | FTWALTNBCH FL (850)368-0792 | .03 |

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 \$89.09 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.





PARK PLACE CDD
Date of Bill
Account Number

Page 4 of 4
2/01/20
813-818-7058-022619-5

9199
6616

| Ref # | Date | Time | Min | *Type | Place and Number Called | Charge |
|--------------|--------|--------|-----|-------|-----------------------------|--------|
| 6 | JAN 17 | 1:10P | .3 | DD | FTWALTNBCH FL (850)368-0792 | .03 |
| 7 | JAN 17 | 7:19P | .9 | DD | BRENTWOOD NY (631)804-0457 | .07 |
| 8 | JAN 21 | 7:37P | 1.2 | DD | BRENTWOOD NY (631)804-0457 | .09 |
| 9 | JAN 26 | 11:22A | .3 | DD | FTWALTNBCH FL (850)368-0792 | .03 |
| 813/818-7058 | | | | | | |
| Subtotal | | | | | | .34 |

Legend Call Types:
DD - Day

Caller Summary Report

| | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| Main Number | 9 | 4 | .38 |
| ***Customer Summary | 9 | 4 | .38 |

Caller Summary Report

| | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| Intra-Lata | 1 | | .04 |
| Interstate | 5 | 3 | .25 |
| Intrastate | 3 | | .09 |
| ***Customer Summary | 9 | 4 | .38 |



ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 02/05/20
Account: 311000010091

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



| | |
|--------------------------|------------|
| Current month's charges: | \$3,836.13 |
| Total amount due: | \$3,836.13 |
| Payment Due By: | 02/19/20 |

Your Account Summary

| | |
|---|-------------------|
| Previous Amount Due | \$3,675.08 |
| Payment(s) Received Since Last Statement | -\$3,675.08 |
| Credit balance after payments and credits | \$0.00 |
| Current Month's Charges | \$3,836.13 |
| Total Amount Due | \$3,836.13 |

DO NOT PAY. Your account will be drafted on 02/19/20



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
\$3208⁵³ \$470³⁰ \$157³⁰

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: | \$3,836.13 |
| Total amount due: | \$3,836.13 |
| Payment Due By: | 02/19/20 |

Amount Enclosed \$

700125001609 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/19/20

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

Received
FEB 10 2020



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

For J.D. Power award information, visit 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

00000035-0000385-Page 4 of 20

Your payment options are:

- Schedule free one-time or recurring payments at 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 or tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at 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 o tampaelectric.com para ver esta información en español.

Billed Individual Accounts



00000036-0000387-Page 5 of 20

| ACCOUNT NAME | ACCOUNT NUMBER | ADDRESS | AMOUNT |
|----------------|----------------|---|-----------|
| MANDOLIN HOA | 211015021994 | NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000 | \$936.15 |
| MANDOLIN HOA | 211015022109 | CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000 | \$1628.63 |
| PARK PLACE CDD | 211015022232 | MANDOLIN PHASE 2A TAMPA, FL 33625-0000 | \$257.58 |
| PARK PLACE CDD | 211015022349 | MANDOLIN PHASE 3 TAMPA, FL 33625-0000 | \$227.17 |
| PARK PLACE CDD | 211015022463 | MANDOLIN PHASE 2B TAMPA, FL 33625-0000 | \$341.10 |
| PARK PLACE CDD | 211015022745 | 14719 BRICK PL TAMPA, FL 33626-0000 | \$184.41 |
| PARK PLACE CDD | 211015022836 | 14729 CANOPY DR TAMPA, FL 33626-3356 | \$32.84 |
| PARK PLACE CDD | 211015022968 | 14662 CANOPY DR TAMPA, FL 33626-3348 | \$29.11 |
| PARK PLACE CDD | 211015023099 | 11513 SPLENDID LN TAMPA, FL 33626-3366 | \$52.39 |
| PARK PLACE CDD | 211015023214 | 14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000 | \$47.65 |
| PARK PLACE CDD | 211015023339 | 11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321 | \$28.85 |
| PARK PLACE CDD | 211015023446 | 14572 COTSWOLDS DR TAMPA, FL 33626-0000 | \$42.32 |
| PARK PLACE CDD | 211007038386 | 11742 CITRUS PARK DR TAMPA, FL 33626-0000 | \$27.93 |



ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|------------------------------|--------------------------|----------|
| Lighting Energy Charge | 1702 kWh @ \$0.02871/kWh | \$48.86 |
| Fixture & Maintenance Charge | 22 Fixtures | \$310.55 |
| Lighting Pole / Wire | 22 Poles | \$526.24 |
| Final Tax Savings Credit | | -\$2.93 |
| Lighting Fuel Charge | 1702 kWh @ \$0.02989/kWh | \$50.87 |
| Florida Gross Receipt Tax | | \$2.56 |

Lighting Charges **\$936.15**

Current Month's Electric Charges **\$936.15**

00000036-0000387-Page 6 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|--------------------------|-------------------|
| Lighting Energy Charge | 1382 kWh @ \$0.02871/kWh | \$39.68 |
| Fixture & Maintenance Charge | 43 Fixtures | \$622.95 |
| Lighting Pole / Wire | 43 Poles | \$924.99 |
| Final Tax Savings Credit | | -\$2.38 |
| Lighting Fuel Charge | 1382 kWh @ \$0.02989/kWh | \$41.31 |
| Florida Gross Receipt Tax | | \$2.08 |
| Lighting Charges | | \$1,628.63 |
| Current Month's Electric Charges | | \$1,628.63 |

00000036-0000388-Page 7 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|-------------------------|-----------------|
| Lighting Energy Charge | 183 kWh @ \$0.02871/kWh | \$5.25 |
| Fixture & Maintenance Charge | 7 Fixtures | \$96.19 |
| Lighting Pole / Wire | 7 Poles | \$150.71 |
| Final Tax Savings Credit | | -\$0.31 |
| Lighting Fuel Charge | 183 kWh @ \$0.02989/kWh | \$5.47 |
| Florida Gross Receipt Tax | | \$0.27 |
| Lighting Charges | | \$257.58 |
| Current Month's Electric Charges | | \$257.58 |

00000036-0000358-Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|---|-------------------------|-----------------|
| Lighting Energy Charge | 234 kWh @ \$0.02871/kWh | \$6.72 |
| Fixture & Maintenance Charge | 6 Fixtures | \$84.33 |
| Lighting Pole / Wire | 6 Poles | \$129.18 |
| Final Tax Savings Credit | | -\$0.40 |
| Lighting Fuel Charge | 234 kWh @ \$0.02989/kWh | \$6.99 |
| Florida Gross Receipt Tax | | \$0.35 |
| Lighting Charges | | \$227.17 |
| Current Month's Electric Charges | | \$227.17 |

00000036-0000389-Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

| | | |
|------------------------------|-------------------------|----------|
| Lighting Energy Charge | 276 kWh @ \$0.02871/kWh | \$7.92 |
| Fixture & Maintenance Charge | 9 Fixtures | \$131.22 |
| Lighting Pole / Wire | 9 Poles | \$193.77 |
| Final Tax Savings Credit | | -\$0.47 |
| Lighting Fuel Charge | 276 kWh @ \$0.02989/kWh | \$8.25 |
| Florida Gross Receipt Tax | | \$0.41 |

Lighting Charges **\$341.10**

Current Month's Electric Charges **\$341.10**

00000036-0000393-Pag 10 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022745
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|-----------|-----------------|---|------------------|---|------------------------------------|---|----------------|
| 1000152133 | 01/23/20 | 13,183 | | 11,224 | | 1,959 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 1,959 kWh @ \$0.06010/kWh \$117.74 | | |
| Fuel Charge | | | | | | 1,959 kWh @ \$0.03016/kWh \$59.08 | | |
| Final Tax Savings Credit | | | | | | -\$15.08 | | |
| Florida Gross Receipt Tax | | | | | | \$4.61 | | |
| Electric Service Cost | | | | | | \$184.41 | | |
| Current Month's Electric Charges | | | | | | \$184.41 | | |

00000036-0000390-Page 11 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022836
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|-----------|-----------------|---|------------------|---|---------------------------------|---|----------------|
| 1000206733 | 01/23/20 | 1,061 | | 892 | | 169 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 169 kWh @ \$0.06010/kWh \$10.16 | | |
| Fuel Charge | | | | | | 169 kWh @ \$0.03016/kWh \$5.10 | | |
| Final Tax Savings Credit | | | | | | -\$1.30 | | |
| Florida Gross Receipt Tax | | | | | | \$0.82 | | |
| Electric Service Cost | | | | | | \$32.84 | | |
| Current Month's Electric Charges | | | | | | \$32.84 | | |

00000036-0000390-Page 12 of 20




Account: 211015022968
Statement Date: 01/31/20

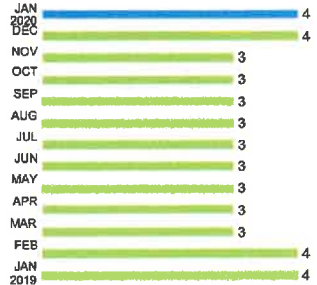
Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 753 | | 628 | | 125 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 125 kWh @ \$0.06010/kWh \$7.51 | | |
| Fuel Charge | | | | | | 125 kWh @ \$0.03016/kWh \$3.77 | | |
| Final Tax Savings Credit | | | | | | -\$0.96 | | |
| Florida Gross Receipt Tax | | | | | | \$0.73 | | |
| Electric Service Cost | | | | | | \$29.11 |  | |
| Current Month's Electric Charges | | | | | | \$29.11 | | |



00000036-0000391-Page 13 of 20



ACCOUNT INVOICE


tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 211015023099
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/24/20

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

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period | | | | | | | | | | | | | | | | |
|---|----------------------------------|-----------------|---|------------------|---|------------------------------------|---|----------------|-------|----------------------------------|----------|----|-----|----|-----|----|-----|----|-----|----|-----|---|-----|----|
| 1000198613 | 01/24/20 | 2,436 | | 2,036 | | 400 kWh | 1 | 35 Days | | | | | | | | | | | | | | | | |
| Basic Service Charge | | | | | | \$18.06 | <div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div>  <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>JAN 2020</td><td>11</td></tr><tr><td>DEC</td><td>12</td></tr><tr><td>NOV</td><td>13</td></tr><tr><td>OCT</td><td>10</td></tr><tr><td>SEP</td><td>10</td></tr><tr><td>AUG</td><td>8</td></tr><tr><td>JUL</td><td>10</td></tr></tbody></table> | | Month | Kilowatt-Hours Per Day (Average) | JAN 2020 | 11 | DEC | 12 | NOV | 13 | OCT | 10 | SEP | 10 | AUG | 8 | JUL | 10 |
| Month | Kilowatt-Hours Per Day (Average) | | | | | | | | | | | | | | | | | | | | | | | |
| JAN 2020 | 11 | | | | | | | | | | | | | | | | | | | | | | | |
| DEC | 12 | | | | | | | | | | | | | | | | | | | | | | | |
| NOV | 13 | | | | | | | | | | | | | | | | | | | | | | | |
| OCT | 10 | | | | | | | | | | | | | | | | | | | | | | | |
| SEP | 10 | | | | | | | | | | | | | | | | | | | | | | | |
| AUG | 8 | | | | | | | | | | | | | | | | | | | | | | | |
| JUL | 10 | | | | | | | | | | | | | | | | | | | | | | | |
| Energy Charge | | | | | | 400 kWh @ \$0.06010/kWh \$24.04 | | | | | | | | | | | | | | | | | | |
| Fuel Charge | | | | | | 400 kWh @ \$0.03016/kWh \$12.06 | | | | | | | | | | | | | | | | | | |
| Final Tax Savings Credit | | | | | | -\$3.08 | | | | | | | | | | | | | | | | | | |
| Florida Gross Receipt Tax | | | | | | \$1.31 | | | | | | | | | | | | | | | | | | |
| Electric Service Cost | | | | | | \$52.39 | | | | | | | | | | | | | | | | | | |
| Current Month's Electric Charges | | | | | | \$52.39 | | | | | | | | | | | | | | | | | | |

00000036-0000391-Page 14 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023214
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 2,296 | 1,952 | | 344 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | 344 kWh @ \$0.06010/kWh \$20.67 | | |
| Fuel Charge | | | | | 344 kWh @ \$0.03016/kWh \$10.38 | | |
| Final Tax Savings Credit | | | | | -\$2.65 | | |
| Florida Gross Receipt Tax | | | | | \$1.19 | | |
| Electric Service Cost | | | | | \$47.65 | | |
| Current Month's Electric Charges | | | | | \$47.65 | | |

00000036-0000392-Page 15 of 20



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 211015023339
Statement Date: 01/31/20

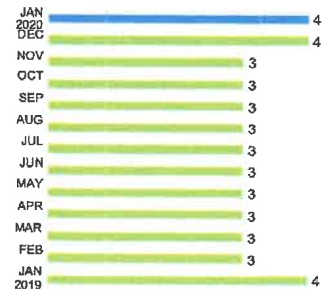
Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 795 | | 673 | | 122 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 122 kWh @ \$0.06010/kWh \$7.33 | | |
| Fuel Charge | | | | | | 122 kWh @ \$0.03016/kWh \$3.68 | | |
| Final Tax Savings Credit | | | | | | -\$0.94 | | |
| Florida Gross Receipt Tax | | | | | | \$0.72 | | |
| Electric Service Cost | | | | | | \$28.85 | | |
| Current Month's Electric Charges | | | | | | \$28.85 | | |





ACCOUNT INVOICE

tampaelectric.com



Account: 211015023446
Statement Date: 01/31/20

Details of Charges – Service from 12/21/19 to 01/23/20

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 | 01/23/20 | 1,708 | | 1,427 | | 281 kWh | 1 | 34 Days |
| Basic Service Charge | | | | | | \$18.06 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) | |
| Energy Charge | | | | | | 281 kWh @ \$0.06010/kWh \$16.89 | | |
| Fuel Charge | | | | | | 281 kWh @ \$0.03016/kWh \$8.47 | | |
| Final Tax Savings Credit | | | | | | -\$2.16 | | |
| Florida Gross Receipt Tax | | | | | | \$1.06 | | |
| Electric Service Cost | | | | | | \$42.32 | | |
| Current Month's Electric Charges | | | | | | \$42.32 | | |



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

Account: 211007038386
Statement Date: 01/31/20

Details of Charges – Service from 12/19/19 to 01/22/20

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 |
|----------------------------------|-----------|-----------------|---|------------------|---|--------------------------------|--|----------------|
| 1000265066 | 01/22/20 | 396 | | 285 | | 111 kWh | 1 | 35 Days |
| Basic Service Charge | | | | | | \$18.06 | <div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div><div>JAN 2020</div><div>SEP</div><div>OCT</div><div>SEP</div><div>AUG</div><div>JUL</div><div>JUN</div><div>MAY</div></div><div><div>3</div><div>4</div><div>3</div><div>2</div><div>2</div><div>2</div><div>2</div><div>2</div></div></div> | |
| Energy Charge | | | | | | 111 kWh @ \$0.06010/kWh \$6.67 | | |
| Fuel Charge | | | | | | 111 kWh @ \$0.03016/kWh \$3.35 | | |
| Final Tax Savings Credit | | | | | | -\$0.85 | | |
| Florida Gross Receipt Tax | | | | | | \$0.70 | | |
| Electric Service Cost | | | | | | \$27.93 | | |
| Current Month's Electric Charges | | | | | | \$27.93 | | |
| Total Current Month's Charges | | | | | | \$3,836.13 | | |

00000035-0000393-Page 18 of 20

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 ChoicesSM – 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 SelectSM – 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 GoSM – 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 or tampaelectric.com.

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

| Date | Invoice # |
|-----------|-----------|
| 11/6/2019 | 14805 |

| |
|---|
| 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 | | 11/6/2019 | | | |
| Quantity | Description | | | Price Each | Amount | |
| | 4 benches paved with pavers all labor and materials as approved for mandolin estates | | | 2,240.00 | 2,240.00 | |
| S3902-6400 GR | | | | | | |

Thank you for your business.

Total \$2,240.00

Payments/Credits \$0.00

Balance Due \$2,240.00

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.

Spearem Enterprises, LLC

18865 state rd 54 ste 122

land o lakes, 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 # 4127**DATE 02/04/2020****DUE DATE 02/19/2020****TERMS Net 15**

| DESCRIPTION | QTY | RATE | AMOUNT |
|-------------|-----|------|--------|
|-------------|-----|------|--------|

Labor

1

20,193.75

20,193.75

Mandolin Reserve:

Remove and Replace lifted sidewalk sections as indicated on map provided by Johnson Engineering. Procedure includes removal and disposal of damaged concrete and protruding roots below concrete. Leveling soil, forming, and pouring new sidewalk sections. Sidewalk replacement cost includes restoration of disturbed areas to pre-construction condition (including sod and damage irrigation head replacement), mobilization and maintenance of traffic/barricades, disposal of surplus material, debris and or removed concrete off site, labor and machine time.

Root Barrier:

Remove 6 inchs of soil, replace with crushed washed granite gravel to grade, pour, finish sidewalk sections.

Sidewalk Grinds will be ground flush using rotary grinder, grinding sections not exceeding 3/4 inch flush.

Total of 14 Sidewalk Grinds as indicated on map provided by Johnson Engineering.

Installation of 1 Truncated Dome Mat**Labor**

660.00

Additional 30 grinds at the following locations:

Caviler: 11216, 11212, 11208

Greensleeve: 11636, 11631, 11628, 11623 (3), 11624, 11620, 11618 (2), 11609, 11601, 11615 (2)

Blacksmith: 11201 (2), 11203, 11205, 11209, 11211 (2), 11217, 11219, 11227, 11243

Sidewalk replacement locations may require tree root trimming, if roots exceed 4 inchs, will require an Arborists Evaluation before we can proceed. Concrete sidewalk to be a min. 4 inchs thick and 3000 psi at 28 days and comply with section 522 of FDOT specifications (unless otherwise noted)

0.00

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-------------|------|--------------------|
| Cost includes Labor, Material, Machine Time | | | |
| <p>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.</p> <p>Whether actual or consequential, or any claim arising out of or relating to "Acts of God".</p> <p>Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.</p> | | | |
| | BALANCE DUE | | \$20,853.75 |

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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

Park Place Community Development District

Balance Sheet

As of 2/29/2020
(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 |
|--|------------------|---------------------------------------|---------------------------------------|--|---|-------------------|
| Assets | | | | | | |
| Cash-Operating Account 2 | 1,542,785 | 0 | 0 | 0 | 0 | 1,542,785 |
| Accounts Receivable - Other | 50 | 0 | 0 | 0 | 0 | 50 |
| 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 | 308,222 | 0 | 0 | 0 | 308,222 |
| Investments - Redemption 2008 (7007) | 0 | 0 | 0 | 0 | 0 | 0 |
| Investments - Revenue 2014 (4001) | 0 | 0 | 374,803 | 0 | 0 | 374,803 |
| 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 | 404,688 | 404,688 |
| Amount To Be Provided-Debt Service | 0 | 0 | 0 | 0 | 4,980,312 | 4,980,312 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | 1,553,506 | 327,188 | 457,144 | 12,549,712 | 5,385,000 | 20,272,550 |
| Liabilities | | | | | | |
| Accounts Payable | 23,080 | 0 | 0 | 0 | 0 | 23,080 |
| 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 |
| Total Liabilities | 23,080 | 0 | 0 | 0 | 5,385,000 | 5,408,080 |
| Fund Equity & Other Credits | | | | | | |
| Fund Balance-All Other Reserves | 0 | 188,068 | 221,013 | 0 | 0 | 409,082 |
| Fund Balance-Unreserved | 1,159,561 | 0 | 0 | 0 | 0 | 1,159,561 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 12,549,712 | 0 | 12,549,712 |

Park Place Community Development District

Balance Sheet

As of 2/29/2020
(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 | 370,864 | 139,120 | 236,131 | 0 | 0 | 746,115 |
| Total Fund Equity & Other Credits | 1,530,426 | 327,188 | 457,144 | 12,549,712 | 0 | 14,864,470 |
| Total Liabilities & Fund Equity | 1,553,506 | 327,188 | 457,144 | 12,549,712 | 5,385,000 | 20,272,550 |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

001 - General Fund
(In Whole Numbers)

Admin

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|---|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Service Charges - Admin | | | | |
| O&M Assessments-Tax Roll | 130,644 | 124,923 | (5,721) | (4)% |
| Other Miscellaneous Revenues | | | | |
| Rental Revenue | 0 | 100 | 100 | 0 % |
| Total Revenues | 130,644 | 125,023 | (5,621) | (4)% |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 4,000 | 8,000 | 67 % |
| Financial & Administrative | | | | |
| Management Services | 52,000 | 22,917 | 29,083 | 56 % |
| District Engineer | 10,000 | 6,450 | 3,550 | 36 % |
| Trustees Fees | 7,250 | 5,136 | 2,114 | 29 % |
| Accounting Services | 31,000 | 12,917 | 18,083 | 58 % |
| Auditing Services | 7,000 | 0 | 7,000 | 100 % |
| Arbitrage Rebate Calculation | 650 | 0 | 650 | 100 % |
| Postage and Resident Notices | 500 | 119 | 381 | 76 % |
| Professional Liability Insurance | 2,625 | 2,563 | 62 | 2 % |
| Legal Advertising | 600 | 884 | (284) | (47)% |
| Bank Fees | 400 | 0 | 400 | 100 % |
| Dues, Licenses & Fees | 175 | 188 | (13) | (8)% |
| Office Supplies | 419 | 0 | 419 | 100 % |
| Website Development & Maintenance | 1,500 | 625 | 875 | 58 % |
| Legal Counsel | | | | |
| District Counsel | 4,025 | 4,675 | (650) | (16)% |
| Other Physical Environment | | | | |
| District Permit Compliance | 500 | 0 | 500 | 100 % |
| Total Expenditures | 130,644 | 60,473 | 70,171 | 54 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 64,551 | 64,551 | 0 % |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

001 - General Fund

(In Whole Numbers)

Windsor/Mandolin

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|--|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Service Charges - W/M | | | | |
| O&M Assessments-Tax Roll | 215,224 | 205,800 | (9,425) | (4)% |
| Total Revenues | 215,224 | 205,800 | (9,425) | (4)% |
| Expenditures | | | | |
| Electric Utility Services | | | | |
| Electric Utility Services | 31,000 | 12,568 | 18,432 | 59 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 800 | 158 | 642 | 80 % |
| Other Physical Environment | | | | |
| Storm Drain Maintenance | 5,637 | 80 | 5,557 | 99 % |
| General Liability Insurance | 2,316 | 5,248 | (2,932) | (127)% |
| Plant Replacement Program | 13,000 | 0 | 13,000 | 100 % |
| Landscape Maintenance - Contract | 80,000 | 28,834 | 51,166 | 64 % |
| Landscape Maintenance - Other | 17,000 | 2,077 | 14,923 | 88 % |
| Aquatics Maintenance | 10,500 | 5,000 | 5,500 | 52 % |
| Aquatics Maintenance - Other | 3,000 | 5,736 | (2,736) | (91)% |
| Irrigation Maintenance | 7,500 | 5,538 | 1,962 | 26 % |
| Entry & Walls Maintenance | 1,500 | 445 | 1,055 | 70 % |
| Capital Improvements | 13,540 | 7,373 | 6,167 | 46 % |
| Pressure Washing - Common Areas | 5,000 | 2,316 | 2,684 | 54 % |
| Roadway, Signage & Street Lights | | | | |
| Pavement & Signage Repairs | 4,500 | 0 | 4,500 | 100 % |
| Sidewalk Maintenance | 3,932 | 20,854 | (16,922) | (430)% |
| Decorative Light Maintenance | 8,000 | 375 | 7,625 | 95 % |
| Holiday Decor | 7,500 | 7,000 | 500 | 7 % |
| Parks & Recreation | | | | |
| Off Duty Deputy Services | 500 | 0 | 500 | 100 % |
| Gate Phone | 0 | 997 | (997) | 0 % |
| Total Expenditures | 215,224 | 104,598 | 110,627 | 51 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 101,202 | 101,202 | 0 % |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

001 - General Fund
(In Whole Numbers)

Highland Park

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|---|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Service Charges - H/P | | | | |
| O&M Assessments-Tax Roll | 288,519 | 278,011 | (10,507) | (4)% |
| Total Revenues | 288,519 | 278,011 | (10,507) | (4)% |
| Expenditures | | | | |
| Electric Utility Services | | | | |
| Electric Utility Services | 5,000 | 1,680 | 3,320 | 66 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 3,500 | 2,760 | 740 | 21 % |
| Other Physical Environment | | | | |
| Storm Drain Maintenance | 5,000 | 8,483 | (3,483) | (70)% |
| General Liability Insurance | 4,500 | 3,516 | 984 | 22 % |
| Plant Replacement Program | 12,000 | 0 | 12,000 | 100 % |
| Plant Replacement Program - Racetrack Road | 8,500 | 0 | 8,500 | 100 % |
| Aquatics Maintenance | 25,000 | 43,895 | 16,900 | 68 % |
| Aquatics Maintenance - Other | 0 | 469 | (469) | 0 % |
| Landscape Maintenance - Highland Park Contract | 110,000 | 26,616 | 83,384 | 76 % |
| Landscape Maintenance - Racetrack Road Contract | 3,500 | 20,790 | (17,290) | (495)% |
| Irrigation Maintenance | 15,000 | 11,717 | 3,283 | 22 % |
| Entry & Walls Maintenance | 1,875 | 0 | 1,875 | 100 % |
| Miscellaneous Repairs & Maintenance | 5,000 | 71 | 4,929 | 99 % |
| Pressure Washing - Common Areas | 7,500 | 5,588 | 1,913 | 26 % |
| Roadway, Signage & Street Lights | | | | |
| Pavement & Signage Repairs | 2,000 | 1,537 | 463 | 23 % |
| Sidewalk Maintenance | 2,063 | 5,970 | (3,907) | (189)% |
| Street Light Maintenance | 4,500 | 602 | 3,898 | 87 % |
| Decorative Light Maintenance | 2,000 | 818 | 1,182 | 59 % |
| Holiday Decor | 15,000 | 9,375 | 5,625 | 38 % |
| Parks & Recreation | | | | |
| Off Duty Deputy Services | 1,000 | 0 | 1,000 | 100 % |
| Fountain Maintenance | 2,439 | 563 | 1,877 | 77 % |
| Park Facility Janitorial Maintenance Contracted | 2,600 | 1,013 | 1,588 | 61 % |
| Park Facility Maintenance and Improvement | 1,000 | 0 | 1,000 | 100 % |
| 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 | 109,667 | 178,852 | 62 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 168,345 | 168,345 | 0 % |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

001 - General Fund
(In Whole Numbers)

Mixed Use

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|--|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Service Charges - Mixed Use | | | | |
| O&M Assessments-Tax Roll | 75,458 | 72,153 | (3,304) | (4)% |
| Total Revenues | 75,458 | 72,153 | (3,304) | (4)% |
| Expenditures | | | | |
| Electric Utility Services | | | | |
| Electric Utility Services | 1,800 | 562 | 1,238 | 69 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 1,200 | 920 | 280 | 23 % |
| Other Physical Environment | | | | |
| Storm Drain Maintenance | 1,352 | 2,828 | (1,476) | (109)% |
| Plant Replacement Program | 5,000 | 0 | 5,000 | 100 % |
| Plant Replacement Program - Racetrack Road | 5,000 | 0 | 5,000 | 100 % |
| Landscape Maintenance - Other | 4,000 | 0 | 4,000 | 100 % |
| Landscape Installation/Maintenance - Race Track Rd | 3,000 | 0 | 3,000 | 100 % |
| Aquatics Maintenance | 8,735 | 2,700 | 6,035 | 69 % |
| Aquatics Maintenance - Other | 0 | 156 | (156) | 0 % |
| Landscape Maintenance - Highland Park Contract | 20,232 | 8,872 | 11,360 | 56 % |
| Landscape Maintenance - Racetrack Road Contract | 2,690 | 6,930 | (4,240) | (158)% |
| Irrigation Maintenance | 6,125 | 3,906 | 2,219 | 36 % |
| Entry & Walls Maintenance | 1,000 | 0 | 1,000 | 100 % |
| Miscellaneous Repairs & Maintenance | 2,000 | 24 | 1,976 | 99 % |
| Pressure Washing - Common Areas | 2,000 | 1,863 | 138 | 7 % |
| Roadway, Signage & Street Lights | | | | |
| Pavement & Signage Repairs | 1,000 | 513 | 487 | 49 % |
| Sidewalk Maintenance | 1,000 | 1,990 | (990) | (99)% |
| Street Light Maintenance | 1,500 | 201 | 1,299 | 87 % |
| Decorative Light Maintenance | 656 | 273 | 383 | 58 % |
| Holiday Decor | 1,000 | 3,125 | (2,125) | (213)% |
| Parks & Recreation | | | | |
| Fountain Maintenance | 250 | 188 | 63 | 25 % |
| Park Facility Janitorial Maintenance Contracted | 960 | 338 | 623 | 65 % |
| Park Facility Maintenance and Improvement | 650 | 0 | 650 | 100 % |
| Reserves | | | | |
| Transfer to Capital Reserves | 4,308 | 0 | 4,308 | 100 % |
| Total Expenditures | 75,458 | 35,386 | 40,072 | 53 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 36,767 | 36,767 | 0 % |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

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

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|---|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assesments-Tax Roll | 189,424 | 181,356 | (8,068) | (4)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 1,233 | 1,233 | 0 % |
| Total Revenues | 189,424 | 182,589 | (6,835) | (4)% |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest Payments | 84,424 | 43,469 | 40,955 | 49 % |
| Principal Payments | 105,000 | 0 | 105,000 | 100 % |
| Total Expenditures | 189,424 | 43,469 | 145,955 | 77 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 139,120 | 139,120 | 0 % |

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2019 Through 2/29/2020

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

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Budget Percentage Remaining |
|--|----------------------------|--------------------------|-------------------------------------|--------------------------------|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assesments-Tax Roll | 326,825 | 314,939 | (11,886) | (4)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 1,516 | 1,516 | 0 % |
| Total Revenues | 326,825 | 316,456 | (10,369) | (3)% |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest Payments | 156,825 | 80,325 | 76,500 | 49 % |
| Principal Payments | 170,000 | 0 | 170,000 | 100 % |
| Total Expenditures | 326,825 | 80,325 | 246,500 | 75 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 236,131 | 236,131 | 0 % |

Park Place Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

| | |
|----------------------------------|---------------------|
| Bank Balance | 1,560,358.24 |
| Less Outstanding Checks/Vouchers | 17,573.33 |
| Plus Deposits in Transit | 0.00 |
| Plus or Minus Other Cash Items | 0.00 |
| Plus or Minus Suspense Items | <u>0.00</u> |
| Reconciled Bank Balance | 1,542,784.91 |
| Balance Per Books | <u>1,542,784.91</u> |
| Unreconciled Difference | <u><u>0.00</u></u> |

Click the Next Page toolbar button to view details.

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-----------------------------|----------------------|-----------------------------------|------------------------|---------------------------------------|
| 5672 | 2/20/2020 | System Generated Check/Voucher | 17,573.33 | Millennium Lawn and Landscape Inc. |
| Outstanding Checks/Vouchers | | | 17,573.33 | |

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

| Document Number | Document Date | Document Description | Document Amount | Payee |
|-------------------------|---------------|----------------------------------|-----------------|--|
| 5640 | 1/8/2020 | Series 2008 FY20 Tax Dist ID 454 | 7,568.68 | Park Place CDD |
| 5641 | 1/8/2020 | Series 2014 FY20 Tax Dist ID 454 | 13,143.59 | Park Place CDD |
| 5643 | 1/21/2020 | Series 2008 FY20 Tax Dist ID Int | 35.38 | Park Place CDD |
| 5644 | 1/21/2020 | Series 2014 FY20 Tax Dist ID Int | 61.43 | Park Place CDD |
| 5645 | 1/23/2020 | System Generated Check/Voucher | 200.00 | Andrea R. Jackson |
| 5653 | 2/3/2020 | System Generated Check/Voucher | 34.50 | BOCC - Hillsborough County Water Resource Services |
| 5654 | 2/3/2020 | System Generated Check/Voucher | 103.23 | Frontier |
| 5655 | 2/3/2020 | System Generated Check/Voucher | 680.00 | Johnson Engineering, Inc. |
| 5656 | 2/3/2020 | System Generated Check/Voucher | 6,835.68 | Meritus Districts |
| 5657 | 2/3/2020 | System Generated Check/Voucher | 1,457.50 | Straley Robin Vericker |
| 5665 | 2/5/2020 | Series 2008 FY20 Tax Dist ID 457 | 2,416.13 | Park Place CDD |
| 5666 | 2/5/2020 | Series 2014 FY20 Tax Dist ID 457 | 4,195.80 | Park Place CDD |
| 5658 | 2/6/2020 | System Generated Check/Voucher | 236.71 | BOCC - Hillsborough County Water Resource Services |
| 5659 | 2/6/2020 | System Generated Check/Voucher | 3,160.00 | Cypress Creek Aquatics, Inc. |
| 5660 | 2/6/2020 | System Generated Check/Voucher | 233.75 | Dean's Electrical Service |
| 5661 | 2/6/2020 | System Generated Check/Voucher | 13.46 | Meritus Districts |
| 5662 | 2/6/2020 | System Generated Check/Voucher | 20,864.33 | Millennium Lawn and Landscape Inc. |
| 5663 | 2/6/2020 | System Generated Check/Voucher | 21,153.75 | Spearem Enterprises LLC |
| 5664 | 2/6/2020 | System Generated Check/Voucher | 244.51 | TECO |
| 5667 | 2/13/2020 | System Generated Check/Voucher | 347.10 | BOCC - Hillsborough County Water Resource Services |
| 5668 | 2/13/2020 | System Generated Check/Voucher | 89.09 | Frontier |
| 5669 | 2/13/2020 | System Generated Check/Voucher | 2,124.95 | Meritus Districts |
| 5670 | 2/20/2020 | System Generated Check/Voucher | 1,830.00 | Bay Area Environmental Services, Inc. |
| 5671 | 2/20/2020 | System Generated Check/Voucher | 150.00 | Bella Pool Service LLC |
| 311000010091 020520 | 2/24/2020 | paid by ACH 12/19/19 - 01/21/20 | 3,836.13 | TECO |
| Cleared Checks/Vouchers | | | 91,015.70 | |

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|-----------------------------|------------------------|
| | CR380 | 2/4/2020 | Tax Distribution - 02.04.20 | 15,683.09 |
| Cleared Deposits | | | | 15,683.09 |

Action Item Template

| | | | | |
|----------|------------|--|--|--|
| Date | March | | | |
| District | Park Place | | | |

| # | Action Item Description | Responsible | Open Date | Date Due | Closed Date | Status | Comments |
|----|---|-------------|-----------|---------------|-------------|--------|--|
| 1 | Replace faded signs in Highland Park | BH | Jan | March Meeting | | Open | Proposal to be sent under separate cover. |
| 2 | Reserve Study Update | BH | February | March Meeting | | open | I will go over at the meeting. |
| 3 | Paint white lines in street at Eccelisa stop sign | BH | | March Meeting | | Open | Will be competed within 30 days. |
| 4 | No parking signs on District Property, Estates | BH | Jan | March Meeting | | Done | Signs have been installed |
| 5 | Landscape Enhancements | BH | April | March Meeting | | Done | Proposal in book |
| 6 | Stone Replacement Mandolin/Windsor Monuments | BH | May | March Meeting | | Done | 90% done, completed by 3/16 |
| 7 | Sidewalk Repairs | BH | February | March Meeting | | Done | Completed |
| 8 | Parking on grass in ally behind Perfect Place | BH | | March Meeting | | Done | Sign has been installed |
| 9 | Parking spaces painting | BH | Sept | April Meeting | | open | PC is working on. |
| 10 | Fountain installation in Reserves/Estates | BH | August | March Meeting | | Open | Waiting on TECO. Looking into options for the Estates. |
| 11 | Move 2 improperly located signs Ecclesia/brick | BH | | April Meeting | | open | PC is working on. |
| 12 | Aquatics Proposal | BH | February | March Meeting | | Done | Proposal in book |
| 13 | Hillsborough County School Easement | BH | February | March Meeting | | Done | Waiting on county study |
| 14 | Encroachment Agreements | BH | February | March Meeting | | Done | Mailed out to parties |
| 15 | Gate Phone | BH | February | March Meeting | | Done | No cheaper options |
| 16 | Towing | BH | February | March Meeting | | Done | Please see Mgr. report |
| 17 | Estates/Reserves Speeding Options | BH | February | March Meeting | | Done | Please see Mgr. report |
| 18 | Mandolin/Windsor TECO Pole Painting | BH | February | March Meeting | | open | Working with TECO |



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 3/10/20

| | MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|-------------------------------|------------------|------------------|----------------------|--------------------------|
| AQUATICS | | | | |
| DEBRIS | 25 | 22 | -3 | Some trash detail needed |
| INVASIVE MATERIAL (FLOATING) | 20 | 18 | -2 | Duckweed |
| INVASIVE MATERIAL (SUBMERSED) | 20 | 17 | -3 | Some Torpedo grass |
| FOUNTAINS/AERATORS | 20 | 20 | 0 | Ok |
| DESIRABLE PLANTS | 15 | 15 | 0 | Good |

| | | | | |
|-----------------------------------|----|----|----|----------------------|
| AMENITIES | | | | |
| CLUBHOUSE INTERIOR | 4 | 4 | 0 | N/A |
| CLUBHOUSE EXTERIOR | 3 | 3 | 0 | N/A |
| POOL WATER | 10 | 10 | 0 | N/A |
| POOL TILES | 10 | 10 | 0 | N/A |
| POOL LIGHTS | 5 | 5 | 0 | N/A |
| POOL FURNITURE/EQUIPMENT | 8 | 8 | 0 | N/A |
| FIRST AID/SAFETY ITEMS | 10 | 10 | 0 | N/A |
| SIGNAGE (rules, pool, playground) | 5 | 5 | 0 | OK |
| PLAYGROUND EQUIPMENT | 5 | 3 | -2 | Needs some attention |
| RECREATIONAL FACILITIES | 7 | 7 | 0 | OK |
| RESTROOMS | 6 | 6 | 0 | Could use painting |
| HARDSCAPE | 10 | 10 | 0 | N/A |
| ACCESS & MONITORING SYSTEM | 3 | 3 | 0 | N/A |
| IT/PHONE SYSTEM | 3 | 3 | 0 | N/A |
| TRASH RECEPTACLES | 3 | 3 | 0 | N/A |
| FOUNTAINS | 8 | 8 | 0 | N/A |

| | | | | |
|--------------------------------|----|----|---|------|
| MONUMENTS AND SIGNS | | | | |
| CLEAR VISIBILITY (Landscaping) | 25 | 25 | 0 | Good |
| PAINTING | 25 | 25 | 0 | Ok |
| CLEANLINESS | 25 | 25 | 0 | Ok |
| GENERAL CONDITION | 25 | 25 | 0 | Good |



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 3/10/20

| | MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|--------------------------------|------------------|------------------|----------------------|--|
| HIGH IMPACT LANDSCAPING | | | | |
| ENTRANCE MONUMENT | 40 | 40 | 0 | |
| RECREATIONAL AREAS | 30 | 30 | 0 | Playground landscape should be upgraded. |
| SUBDIVISION MONUMENTS | 30 | 25 | -5 | Islands at Manor gates- carry over |
| HARDSCAPE ELEMENTS | | | | |
| WALLS/FENCING | 15 | 15 | 0 | |
| SIDEWALKS | 30 | 25 | -5 | Some areas need pressure washing |
| SPECIALTY MONUMENTS | 15 | 15 | 0 | |
| STREETS | 25 | 20 | -5 | Lots of leaf debris |
| PARKING LOTS | 15 | 15 | 0 | |
| LIGHTING ELEMENTS | | | | |
| STREET LIGHTING | 33 | 33 | 0 | Good |
| LANDSCAPE UP LIGHTING | 22 | 22 | 0 | Good |
| MONUMENT LIGHTING | 30 | 30 | 0 | Good |
| AMENITY CENTER LIGHTING | 15 | 15 | 0 | N/A |
| GATES | | | | |
| ACCESS CONTROL PAD | 25 | 25 | | N/A |
| OPERATING SYSTEM | 25 | 25 | | N/A |
| GATE MOTORS | 25 | 25 | | N/A |
| GATES | 25 | 25 | | N/A |
| SCORE | 700 | 675 | -25 | 96% |

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 3/10/20

| MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|------------------|------------------|----------------------|----------------------|
|------------------|------------------|----------------------|----------------------|

LANDSCAPE MAINTENANCE

| | | | | |
|------------------------------|----|----|----|---|
| TURF | 5 | 3 | -2 | Areas at Fountainhead need to be replac |
| TURF FERTILITY | 10 | 9 | -1 | Needs Spring fertility |
| TURF EDGING | 5 | 5 | 0 | Good |
| WEED CONTROL - TURF AREAS | 5 | 4 | -1 | Dollar weed/Sedge |
| TURF INSECT/DISEASE CONTROL | 10 | 10 | 0 | None observed |
| PLANT FERTILITY | 5 | 4 | -1 | Fair |
| WEED CONTROL - BED AREAS | 5 | 4 | -1 | Fair |
| PLANT INSECT/DISEASE CONTROL | 5 | 5 | 0 | OK |
| PRUNING | 10 | 10 | 0 | |
| CLEANLINESS | 5 | 4 | -1 | Some landscape beds need cleaning |
| MULCHING | 5 | 4 | -1 | Poorly installed |
| WATER/IRRIGATION MGMT | 8 | 7 | -1 | Better |
| CARRYOVERS | 5 | 4 | -1 | Turf/bed detailing |

SEASONAL COLOR/PERENNIAL MAINTENANCE

| | | | | |
|------------------------|---|---|---|----------------------------|
| VIGOR/APPEARANCE | 7 | 7 | 0 | Will be replaced this week |
| INSECT/DISEASE CONTROL | 7 | 7 | 0 | |
| DEADHEADING/PRUNING | 3 | 3 | 0 | |

SCORE

| | | | |
|-----|----|-----|-----|
| 100 | 90 | -10 | 90% |
|-----|----|-----|-----|

Contractor Signature: _____

Manager's Signature: Gene Roberts

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Tuesday, March 10, 2020

| | MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|-------------------------------|------------------|------------------|----------------------|-------------------------|
| AQUATICS | | | | |
| DEBRIS | 25 | 22 | -5 | <u>Some Debris</u> |
| INVASIVE MATERIAL (FLOATING) | 20 | 15 | -5 | <u>Algae/Duckweed</u> |
| INVASIVE MATERIAL (SUBMERSED) | 20 | 15 | -5 | <u>Cattails pond 15</u> |
| FOUNTAINS/AERATORS | 20 | 20 | 0 | <u>Good</u> |
| DESIRABLE PLANTS | 15 | 15 | 0 | |

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 | 23 | -2 | <u>OK</u> |
| CLEANLINESS | 25 | 25 | 0 | <u>Fair</u> |
| GENERAL CONDITION | 25 | 20 | -5 | <u>Finials at Windsor fence/ Missing stones</u> |

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Tuesday, March 10, 2020

| | MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|--------------------------------|------------------|------------------|----------------------|---|
| HIGH IMPACT LANDSCAPING | | | | |
| 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> |
| HARDSCAPE ELEMENTS | | | | |
| WALLS/FENCING | 15 | 15 | 0 | <u>Good condition</u> |
| SIDEWALKS | 30 | 30 | 0 | <u>OK</u> |
| SPECIALTY MONUMENTS | 15 | 15 | 0 | <u>Good</u> |
| STREETS | 25 | 25 | 0 | <u></u> |
| PARKING LOTS | 15 | 15 | 0 | <u>Not applicable</u> |
| LIGHTING ELEMENTS | | | | |
| STREET LIGHTING | 33 | 33 | 0 | <u>OK</u> |
| LANDSCAPE UP LIGHTING | 22 | 22 | 0 | <u>OK</u> |
| MONUMENT LIGHTING | 30 | 30 | 0 | <u>OK</u> |
| AMENITY CENTER LIGHTING | 15 | 15 | 0 | <u>Not applicable</u> |
| GATES | | | | |
| ACCESS CONTROL PAD | 25 | 25 | 0 | <u>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> |
| SCORE | 700 | 675 | -30 | 96% |

Manager's Signature: Gene Roberts

Supervisor's Signature:



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: 3/10/20

| MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|------------------|------------------|----------------------|----------------------|
|------------------|------------------|----------------------|----------------------|

LANDSCAPE MAINTENANCE

| | | | | |
|------------------------------|----|----|----|---|
| TURF | 5 | 3 | -2 | Fair |
| TURF FERTILITY | 10 | 7 | -3 | Fertility needed |
| TURF EDGING | 5 | 5 | 0 | Good |
| WEED CONTROL - TURF AREAS | 5 | 5 | 0 | Good |
| TURF INSECT/DISEASE CONTROL | 10 | 10 | 0 | None observed |
| PLANT FERTILITY | 5 | 3 | -2 | Fair |
| WEED CONTROL - BED AREAS | 5 | 5 | 0 | OK |
| PLANT INSECT/DISEASE CONTROL | 5 | 5 | 0 | Liriope should be replaced with different |
| PRUNING | 10 | 8 | -2 | Palm trees |
| CLEANLINESS | 5 | 5 | 0 | Construction |
| MULCHING | 5 | 5 | 0 | |
| WATER/IRRIGATION MGMT | 8 | 6 | -2 | irrigation was recently turned back on. |
| CARRYOVERS | 5 | 5 | 0 | |

SEASONAL COLOR/PERENNIAL MAINTENANCE

| | | | | |
|------------------------|---|---|---|----------------------------|
| VIGOR/APPEARANCE | 7 | 7 | 0 | Will be replaced this week |
| INSECT/DISEASE CONTROL | 7 | 7 | 0 | |
| DEADHEADING/PRUNING | 3 | 3 | 0 | |

SCORE

| | | | |
|-----|----|-----|-----|
| 100 | 89 | -11 | 89% |
|-----|----|-----|-----|

Contractor Signature: _____

Manager's Signature: Gene Roberts



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 3/10/20

| MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|------------------|------------------|----------------------|----------------------|
|------------------|------------------|----------------------|----------------------|

LANDSCAPE MAINTENANCE

| | | | | |
|------------------------------|----|----|----|-------------------------------|
| TURF | 5 | 3 | -2 | Fair |
| TURF FERTILITY | 10 | 10 | 0 | Good |
| TURF EDGING | 5 | 5 | 0 | Good |
| WEED CONTROL - TURF AREAS | 5 | 3 | -2 | Broadleaf weeds |
| TURF INSECT/DISEASE CONTROL | 10 | 10 | 0 | None observed |
| PLANT FERTILITY | 5 | 3 | -2 | Some are chlorotic. |
| WEED CONTROL - BED AREAS | 5 | 5 | 0 | OK |
| PLANT INSECT/DISEASE CONTROL | 5 | 3 | -2 | Allamanda should be replaced. |
| PRUNING | 10 | 10 | 0 | OK |
| CLEANLINESS | 5 | 5 | 0 | Fair |
| MULCHING | 5 | 5 | 0 | OK |
| WATER/IRRIGATION MGMT | 8 | 7 | -1 | Better |
| CARRYOVERS | 5 | 4 | -1 | Irrigation issues |

SEASONAL COLOR/PERENNIAL MAINTENANCE

| | | | | |
|------------------------|---|---|---|--------------------------|
| VIGOR/APPEARANCE | 7 | 7 | 0 | Scheduled to be replaced |
| INSECT/DISEASE CONTROL | 7 | 7 | 0 | |
| DEADHEADING/PRUNING | 3 | 3 | 0 | |

SCORE

| | | | |
|-----|----|----|-----|
| 100 | 90 | 10 | 90% |
|-----|----|----|-----|

Contractor Signature: _____

Manager's Signature: Gene Roberts



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Windsor

Date: Tuesday, March 10, 2020

| | MAXIMUM VALUE | CURRENT VALUE | CURRENT DEDUCTION | REASON FOR DEDUCTION |
|------------------------------|------------------|------------------|----------------------|---|
| LANDSCAPE MAINTENANCE | | | | |
| TURF | 5 | 3 | -2 | <u>Fair</u> |
| TURF FERTILITY | 10 | 7 | -3 | <u>Needs fertility</u> |
| TURF EDGING | 5 | 5 | 0 | <u>Good</u> |
| WEED CONTROL - TURF AREAS | 5 | 3 | -2 | <u>Broadleaf weeds</u> |
| TURF INSECT/DISEASE CONTROL | 10 | 9 | -1 | <u>Some fire ant mounds</u> |
| PLANT FERTILITY | 5 | 4 | -1 | <u>Fair</u> |
| WEED CONTROL - BED AREAS | 5 | 5 | 0 | <u>Good</u> |
| PLANT INSECT/DISEASE CONTROL | 5 | 3 | -2 | <u>Hawthorne/Fakahatchee grass are struggling</u> |
| PRUNING | 10 | 10 | 0 | <u>OK</u> |
| CLEANLINESS | 5 | 3 | -2 | <u>Construction debris</u> |
| MULCHING | 5 | 5 | 0 | <u>Good</u> |
| WATER/IRRIGATION MGMT | 8 | 6 | -2 | <u>Dry</u> |
| CARRYOVERS | 5 | 5 | 0 | |

SEASONAL COLOR/PERENNIAL MAINTENANCE

| | | | | |
|------------------------|---|---|---|-----------------------------------|
| VIGOR/APPEARANCE | 7 | 7 | 0 | <u>Will be replaced this week</u> |
| INSECT/DISEASE CONTROL | 7 | 7 | 0 | |
| DEADHEADING/PRUNING | 3 | 3 | 0 | |

SCORE

| | | | |
|-----|----|-----|-----|
| 100 | 85 | -15 | 85% |
|-----|----|-----|-----|

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____



Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Highland Park

Date: 2/3 & 4/2020

Tech: Ryan Cummings

Page: 1 of 3

Weather: Sunny 70° / 7 - 9 mph S wind

Service: Monthly Aquatics Treatment

| | SITE Pond 1 | SITE Pond 2 | SITE Pond 3 | SITE Pond 4 | SITE Pond 5 | SITE Pond 6 | SITE Pond 7 | SITE Pond 8 |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Algae | ** | ** | ** | | ** | ** | ** | |
| Grasses & Brush | ** | | ** | ** | ** | ** | ** | ** |
| Summersed Vegetation | ** | | ** | | ** | | ** | |
| Floating Vegetation | ** | | | ** | ** | ** | | |
| Wetland Vegetation | | | ** | ** | ** | | | ** |
| Invasive Trees | | | ** | ** | | | | ** |
| Spot Treatment | | | | | | ** | | |
| Physical Removal | | | | | | | | |
| Dye Treatment | ** | | | | | | | |
| Other | | | | | | | | |
| Days of Restriction | | | | | | | | |

| Water Clarity |
|---------------|
| < 1 Foot |
| 1 - 2 Feet |
| 2 - 4 Feet |
| > 4 Feet |

| Wildlife Observations | | | | | | |
|-----------------------|-----------|-----------|----------|---------|--------|----------------|
| Deer | Egret | Cormorant | Aligator | Bream | Other: | Sandhill Crane |
| Otter | Heron | Anhinga | Turtle | Bass | | |
| Opposum | Ibis | Osprey | Snake | Catfish | | |
| Raccoon | Woodstork | Ducks | Frogs | Carp | | |

Comments: Used a back spray rig to treat the Highland Park Stormwater Ponds

Pond 1 - Treated perimeter torpedo grass and filamentous algae. Used extra dye to reduce nutrient load in pond

Pond 3 - Treated perimeter torpedo grass and a minor amount of duckweed and algae.

Pond 4 - Treated spatterdock and torpedo grass around pond. Cleared stormwater outflow of cattails and primrose.

Pond 5 - Treated spatterdock, torpedo grass and algae around pond. Cleared stormwater outflow of cattails and primrose.

Pond 6 - Noticed and treated portions of the pond for planktonic algae

Please allow 7 - 10 days for results. Thank You.

| | | |
|-----------------|--------------|-------------|
| Follow Up Visit | Not Required | May Require |
|-----------------|--------------|-------------|



Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Highland Park
 Tech: Ryan Cummings
 Weather: Sunny 70° / 7 - 9 mph S wind

Date: 2/3 & 4/2020
 Page: 2 of 3
 Service: Monthly Aquatics Treatment

| | SITE | SITE | SITE | SITE | SITE | SITE | SITE | SITE |
|----------------------|--------|---------|---------|---------|---------|---------|---------|---------|
| | Pond 9 | Pond 10 | Pond 11 | Pond 12 | Pond 13 | Pond 14 | Pond 15 | Pond 16 |
| Algae | ** | | ** | ** | | | ** | ** |
| Grasses & Brush | ** | ** | ** | ** | ** | ** | ** | ** |
| Summersed Vegetation | ** | ** | ** | | | | ** | ** |
| Floating Vegetation | ** | ** | | ** | ** | | ** | ** |
| Wetland Vegetation | | | | | ** | | ** | |
| Invasive Trees | | | | | | | ** | |
| Spot Treatment | ** | ** | | | | ** | ** | |
| Physical Removal | | | | | | | | |
| Dye Treatment | | | | | | | | |
| Other | | | | | | | | |
| Days of Restriction | | | | | | | | |

| Water Clarity |
|---------------|
| < 1 Foot |
| 1 - 2 Feet |
| 2 - 4 Feet |
| > 4 Feet |

| Wildlife Observations | | | | | | |
|-----------------------|-----------|-----------|----------|---------|--------|----------------|
| Deer | Egret | Cormorant | Aligator | Bream | Other: | Sandhill Crane |
| Otter | Heron | Anhinga | Turtle | Bass | | |
| Opposum | Ibis | Osprey | Snake | Catfish | | |
| Raccoon | Woodstork | Ducks | Frogs | Carp | | |

Comments: Used a back spray rig to treat the Highland Park Stormwater Ponds

Pond 9 - Treated for filamentous algae and torpedo grass around perimeter. Treated spatterdock along perimeter as well.

Pond 11 - Treated torpedo grass and minor algae along the perimeter. Spot treated vegetation on littoral shelf. Did not see a bench in the pond

Pond 12 - Pond filled back in with water. Treated perimeter grasses and minor algae. Aerator not running

Pond 14 - Spot treated perimeter for torpedo grass

Pond 15 - Treated spatterdock, algae and torpedo grass around perimeter. Spot treated vegetation on littoral shelf. Will follow up to treat again

Please allow 7 - 10 days for results. Thank You.

| | | |
|-----------------|--------------|-------------|
| Follow Up Visit | Not Required | May Require |
|-----------------|--------------|-------------|



Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Highland Park
 Tech: Ryan Cummings
 Weather: Sunny 70° / 7 - 9 mph S wind

Date: 2/3 & 4/2020
 Page: 3 of 3
 Service: Monthly Aquatics Treatment

| | SITE | SITE | SITE | SITE | SITE | SITE | SITE | SITE |
|----------------------|---------|---------|---------|------|------|------|------|------|
| | Pond 17 | Pond 18 | Pond 19 | | | | | |
| Algae | | | ** | | | | | |
| Grasses & Brush | ** | | ** | | | | | |
| Summersed Vegetation | ** | | | | | | | |
| Floating Vegetation | | | | | | | | |
| Wetland Vegetation | | | ** | | | | | |
| Invasive Trees | | | | | | | | |
| Spot Treatment | ** | ** | ** | | | | | |
| Physical Removal | | | | | | | | |
| Dye Treatment | | | | | | | | |
| Other | | | | | | | | |
| Days of Restriction | | | | | | | | |

| Water Clarity |
|---------------|
| < 1 Foot |
| 1 - 2 Feet |
| 2 - 4 Feet |
| > 4 Feet |

| Wildlife Observations | | | | | | |
|-----------------------|-----------|-----------|----------|---------|--------|----------------|
| Deer | Egret | Cormorant | Aligator | Bream | Other: | Sandhill Crane |
| Otter | Heron | Anhinga | Turtle | Bass | | |
| Opposum | Ibis | Osprey | Snake | Catfish | | |
| Raccoon | Woodstork | Ducks | Frogs | Carp | | |

Comments: Used a back spray rig to treat the Highland Park Stormwater Ponds

Pond 17 - Treated torpedo grass along perimeter and submerged vegetation

Pond 19 - Treated algae and torpedo grass around perimeter. Treated cattails and primrose willow to clear stormwater outflow

Please allow 7 - 10 days for results. Thank You.

| | | |
|-----------------|--------------|-------------|
| Follow Up Visit | Not Required | May Require |
|-----------------|--------------|-------------|