

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 19, 2022**

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Wednesday, OCTOBER 19, 2022

11:00 a.m.

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

District Board of Supervisors	Chairman	David Levy
	Vice-Chairman	Cathy Kinser-Powell
	Supervisor	Doris H Cockerell
	Supervisor	Andrea Jackson
	Supervisor	Erica Lavina
District Manager	Inframark	Angie Grunwald
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 Regular Meeting will begin **11:00 a.m.** Following with the **Business Items** section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting s of the Park Place Community Development District will be held on **October 19, 2022, at 11:00 a.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District ManagerTab 01
 - i. Community Inspection Report
 - ii. Manager's Report
- 4. BUSINESS ITEMS**
 - A. Discussion on Highland Park Playground Improvement Tab 02
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes September 21, 2022, .. Tab 03
 - B. Consideration of Operations and Maintenance Expenditures September 2022 Tab 04
 - C. Review of Financials Statements Month Ending September 30, 2022, Tab 05
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

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

Sincerely,
Angie Grunwald
District Manager

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 10/13/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	<u>Some trash in the ponds</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Pond conditions have improved.</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Good</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	<u>Good</u>
RESTROOMS	6	6	0	<u>Clean</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	<u>Fair</u>
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	20	-5	<u>Fair</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 10/13/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	30	-10	Mites on Fakahatchee grass- carry over
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	12	-3	Fair
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	30	-3	street pole down at the entrance.
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	671	-29	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 9/13/22

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Dollar weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Fair
WEED CONTROL - BED AREAS	5	3	0	Detailing needed in some areas.
PLANT INSECT/DISEASE CONTROL	5	4	-1	Spider mites;/White Flies
PRUNING	10	8	-2	Fair
CLEANLINESS	5	3	-2	Storm debris
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Insect control/Bed detailing

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	84	-16	84%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Community Association Management Service, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: _____

Date: _____

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	100	0	100%
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Contractor Signature: _____

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin/Windsor

Date: 10/13/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	<u>Some trash</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Algae has been treated</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Torpedo grass</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	20	-5	<u>Fair</u>
CLEANLINESS	25	20	-5	<u>Fair</u>
GENERAL CONDITION	25	20	-5	<u>Fair</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin/Windsor

Date: 10/13/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	25	-15	storm debris
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	20	-10	Spider mites at the Estates entrance-carry over
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	Good
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
SCORE	700	650	-50	93%

Manager's Signature: _____

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: Wednesday, October 12, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	Spider mites
PRUNING	10	8	-2	Some trimming needed
CLEANLINESS	5	3	-2	Storm debris
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Mites/Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: Thursday, October 13, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	<u>Ruts at the exit</u>
TURF FERTILITY	10	10	0	<u>Ok</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	3	-2	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	8	-2	<u>Hedges at the monument sign</u>
CLEANLINESS	5	4	-1	<u>Fair</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>OK</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Park Place CDD October



The annuals are in fair condition.



There's a lot of storm debris at Fountainhead Park that needs to be cleaned.



The sidewalks at Fountainhead should be pressure washed.



The turf at Fountainhead Park needs to be treated for Dollar weed.



The Podocarpus plants by the playground need to be treated for Aphids.



The landscape beds by the playground need weed detailing.



The Muhly grass is in bloom and looks good.



The landscape in the median on Splendid Lane needs to be detailed.



The Red Fountain grasses should be trimmed back now.



The Gold mound along Bournemouth need to be treated for White Flies.



The Fakahatchee grass along Bournemouth need to be treated for mites.



The annuals at Windsor Place entrance are struggling.



The turf at Mandolin Estates entrance needs to be treated for Dollar weed.



Storm debris needs to be removed from the Estates entrance.



Hedge trimming is needed at Mandolin Reserve monument sign.



Tire ruts need to be repaired at the Reserve exit.

INFRAMARK

P A R K P L A C E C D D

STATUS REPORT

TO: Board of Supervisors

FROM: Angie Grunwald

DATE: October 12th 2022

SUBJECT: Management Report

Improvements:

1. The “no pets allowed” signs were installed at the park and look good.
2. The playground will be pressure washed and the bathrooms at the Park will be painted by next Tuesday 10-18-22.

Action Items:

1. Pond # 15 close to Windsor does not appear to be functioning properly. The aquatics team did an inspection, and it appears to be clogged again. They will pull it to shore and clean it out before 10-14-22.
2. Landscape improvements to the area on the corner of Canopy and Fountainhead Dr. now that the CDD is maintaining it.
3. Landscape improvement to CDD property next to 11322 Minaret Drive. Some areas of sod need to be replaced and is only partially irrigated.

Please send me any consent agenda questions prior to the meeting so I can answer them for you.

Thank you! Angie



3315 King Charles Cir, Seffner, FL 33584 · (813) 545-6208

To: Park Place

PROPOSAL

Page 1 of 1

JOB NAME

Highland Park

JOB LOCATION

14727 Canopy Dr, Tampa, FL 33626

CONTACT E-MAIL

Brian Howell <Brian.Howell@Inframark.com>

CONTACT PHONE

813-373-1170

DATE

9/19/2022

PROPOSAL NO:

220191

We hereby submit specifications and estimates for:

Turf installation over existing rubber based on 4,600s.f.

Existing turf will be peeled back from edge of existing rubber surface. The transition from the edge of rubber to turf will be worked and graded with additional crushed concrete base for a smooth transition from existing turf to the proposed new turf surface. The rubber surface will be cleaned off and prepared free of any dirt and debris. New turf is installed over rubber and cut around playground equipment. Existing turf and new turf will be cut to each other and seamed together to create a continuous smooth surface. Seam all joints using tape and glue as required. Apply sand infill and brush up turf fibers.

Cost

4,600s.f. @ \$10/s.f. = **\$46,000.00**

WE PROPOSE hereby to furnish material and labor – complete in accordance with these specifications, for the sum of:

\$ 46,000.00

Payable as follows:

Half is required at start of project. Balance due following clean-up and final walk-through. All checks payable to Lawn Lasting LLC.

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

AUTHORIZED
SIGNATURE

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. Lawn Lasting LLC is authorized by me to do the work as specified. Payment will be made as outlined above.

PRINTED NAME _____ SIGNATURE _____ DATE _____

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 21, 2022, 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, September 21, 2022, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, September 21, 2022, at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

David Levy	Chairman
Cathy Kinser- Powell	Vice-Chair
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley & Robin, P.A.
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Landscape Architect

There were three (3) resident audience members in attendance.

Bill Berra
Eric
Lyn Gonzalez

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments regarding the agenda.

3. VENDOR/STAFF REPORTS

A. Celia Nichols -Wall Projections Estimates

The Board reviewed the drawings for the wall project along Mandolin Reserve, Mandolin Estates and Windsor Place. The Board agrees with the wall as is without the brick and decorative features, they asked Celia to increase the wall height on the wall at Mandolin Estates to the same height as the others and resubmit the plans for approval. They also requested to remove the monuments and any future additions to the plans.

B. District Engineer

- i. Sidewalk/Driveway – 11118 Cavalier Pl
- ii. Repair for Broken Curb Inlet Top Proposal– Canopy & Perfect Place
- ii. Valley Curb Replacement with Asphalt Repair Proposal

For the repairs at 11218 Cavalier Place, the Board indicated that it was the homeowner's responsibility to make the repairs, the CDD is not responsible for driveway repairs Inlet Repair at Canopy and Perfect Place.

MOTION TO:	Approve the Inlet replacement proposal in the amount of \$2,800.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The property at 11611 Greensleve Ave, Mr. Chang will work with the contractor resulting an approval if they install a root barrier.

MOTION TO:	Approve the proposal in the amount of \$5,710 for root barrier installation.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. District Counsel

The Board and Mr. Vericker discussed the area along Brick Place and Canopy. The final decision was for the CDD to maintain this area in question. The CDD manager will get with the landscaper and the engineer to update the landscaping map.

MOTION TO:	Approve the CDD to maintain areas along Brick Place and Canopy. Along with informing the landscapers and engineer to update the landscaping map.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. District Manager

i. Community Inspection Report

The Board is unhappy with weeds throughout the community and feel landscaper is lacking in attention to detail.

The weeds at the Reserves need to be addressed.

The grass covering the sidewalks along Citrus Park Dr on the left side where the county installed new landscaping. The Board wants the landscaper to edge sidewalk.

Get the updated landscaping map from Tim.

ii. Cypress Creek Aquatics Report

The pond # 15 close to Windsor is bubbling and going on and off. Phil is going to get with the Aquatics team to address.

iii. Manager's Report

There were no managers' report.

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-06; Re-Designation of Officers

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2022-06 to remove Brian Howell
and appoint Angie Grunwald as District Manager.
MADE BY: Supervisor Levy
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

**B. Consideration of Resolution 2022-07; Authorization of Spending Limits on
Holiday Lighting**

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2022-07 and allowing Angie
Grunwald to approve continuing invoices (utilities).
MADE BY: Supervisor Levy
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

C. Discussion on Pressure Washing Proposals within the Community

The Board wants to hold off on other pressure washing maintenance for now.

MOTION TO: Approve the quotes for pressure washing of
playground and walkway in front of the monument at
the Reserve. Approval for quote to paint playground.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Levy
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

5. CONSENT AGENDA

**A. Consideration of Board of Supervisors Public Hearing and Regular Meeting
Minutes August 17, 2022**

B. Consideration of Operations and Maintenance Expenditures August 2022

C. Review of Financials Statements Month Ending August 31, 2022

The Board reviewed the Consent Agenda items and financial statements.

MOTION TO:	Approve the Consent Agenda A-C.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. SUPERVISOR REQUESTS

The Board requested to check with Gene on punch list for work that was needed along Citrus Park Dr by the county. Celia is helping as well.

The Board requested to mow around pond 13 - not mowing the proper areas, 10 ft past the house and should be mowing more.

The Board requested the Estates Gate to look at gate boxes, damages, and possible fire. Also, to look at circuit board with Dale.

The Board requested to have possible gate signs that say under surveillance?

The Board requested Pine Trees along the sidewalk on Citrus Park Rod around the boardwalk but not along the boardwalk.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident Bill asked that we get with Phil about the areas on the paved streets that are low Casalago NW corner and Near Racetack

A resident Eric commented on the county permit for us to maintain and working to install a berm and want the ownership map of the area.

8. ADJOURNMENT

MOTION TO:	Adjourn at 12:44 p.m.
MADE BY:	Supervisor Kinser- Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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					
Inframark	80864	\$ 10,530.68			District Invoices - July
Inframark	81961	8,321.65	\$ 18,852.33		District Invoices - August
Yellowstone	419768	18,651.67			Landscape Maintenance - September
Monthly Contract Sub-Total		\$ 37,504.00			
Variable Contract					
Variable Contract Sub-Total		\$ 0.00			
Utilities					
BOCC	1923999022 091422	\$ 50.86		\$ 145.83	Water Services - Thru 09/09/22
Frontier	8138187058 090122	101.52			Phone Service - thru 09/30/22
Tampa Electric	311000010091 090222	4,869.71			Electric Services - 09/02/2022
Utilities Sub-Total		\$ 5,022.09			
Regular Services					
Don Harrison Enterprises	2927	\$ 2,105.30			Trouble Shoot Problem - 08/25/22 Madolin
Don Harrison Enterprises	2928	565.00			Service Call - 08/25/22 HP
Don Harrison Enterprises	2934	350.00	\$ 3,020.30		Routine Maintenance - August Windsor
Gate Pros, Inc	7685	2,795.00			Service Call - 08/25/2022 Mandolin
Gate Pros, Inc	7731	270.00			Service Call - 08/22/22 Mandolin
Gate Pros, Inc	7732	520.00	\$ 3,585.00		Service Call - 08/19/22 Mandolin
Illuminations Holiday Lighting	166922	3,500.00			Holiday Lighting - 08/19/22 Mandolin/Windsor Deposit
Illuminations Holiday Lighting	816922	9,375.00	\$ 12,875.00		Holiday Lighting - 09/01/22 HP Deposit
PLS	10324	11,710.00			Additional Valley Curb - 09/08/22 Mandolin
Spearem Enterprises	5419	600.00			Labor HP Playground - 08/25/22

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Spearem Enterprises	5426	475.00			Labor Highland Park - 09/02/22
Spearem Enterprises	5445	125.00			Labor Windsor Place - 09/07/22
Spearem Enterprises	5437	1,299.00	\$ 2,499.00		Labor - 08/0922-09/09/22 HP
Yellowstone	419031	1,500.00			Irrigation Mainline - 08/29/2022
Yellowstone	422573	1,568.00			Landscape Enhancement - 09/01/22 HP
Yellowstone	422574	885.00	\$ 3,953.00		Labor - Casa Lago Dr. - 09/01/22 HP
Regular Services Sub-Total		\$ 37,642.30			
Additional Services					
Cypress Creek Aquatics	1190	\$ 3,160.00			Aquatic Service - 09/01/22
Additional Services Sub-Total		\$ 3,160.00			
TOTAL:		\$ 83,328.39			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#80864

DATE

7/31/2022

BILL TO

Park Place CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2302

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- June	3	Ea	0.50		1.50
B/W Copies- June	28	Ea	0.15		4.20
Postage- June	34	Ea	0.98		33.32
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	2,583.33		2,583.33
Project Management of playground project (2,200) / Improvement Project (750)	1	Ea	2,950.00		2,950.00
District Management	1	Ea	4,833.33		4,833.33
Subtotal					10,530.68

Subtotal	\$10,530.68
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$10,530.68
------------------	-------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#81961

DATE

8/25/2022

BILL TO

Park Place CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2302

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	4	Ea	0.50		2.00
Copies - B/W Copies- July	27	Ea	0.15		4.05
Postage - Postage- July	21	Ea	0.56		11.77
Supplies - 2-23-2022 DNH*GODADDY.COM	1	Ea	12.17		12.17
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Hourly Billing - Capital Imp/Permitting	1	Ea	750.00		750.00
Accounting Services - Accounting Services	1	Ea	2,583.33		2,583.33
District Management Services - District Management	1	Ea	4,833.33		4,833.33
Subtotal					8,321.65

Subtotal \$8,321.65

Tax \$0.00

Total Due \$8,321.65

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

INVOICE #	INVOICE DATE
TM 419768	9/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park Place CDD

Invoice Due Date: October 1, 2022

Invoice Amount: \$18,651.67

Description	Current Amount
Monthly Landscape Maintenance September 2022	\$18,651.67

Invoice Total

\$18,651.67

Excellence
IN COMMERCIAL LANDSCAPING

53904
4583
\$1439.75

53906
4583
\$479.93

53902
4576
\$757.90

53904
4582
\$6870.00

53906
4587
\$2290.03

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



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/14/2022	10/05/2022



Summary of Account Charges

Previous Balance	\$47.79
Net Payments - Thank You	\$-47.79
Total Account Charges	\$50.86
AMOUNT DUE	\$50.86

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



Received
SEP 19 2022

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

32 8

DUE DATE	10/05/2022
AMOUNT DUE	\$50.86
AMOUNT PAID	

0019239990229 00000050864



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/14/2022	10/05/2022

Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

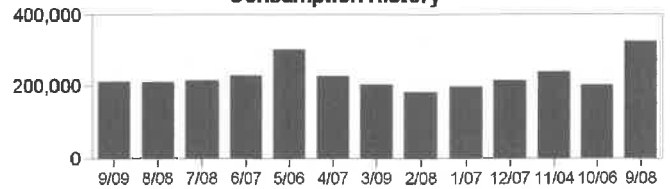


METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	08/08/2022	457800	09/09/2022	459941	214100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$35.38
Total Service Address Charges	\$35.38

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/14/2022	10/05/2022

Service Address: 11698 CITRUS PARK DR

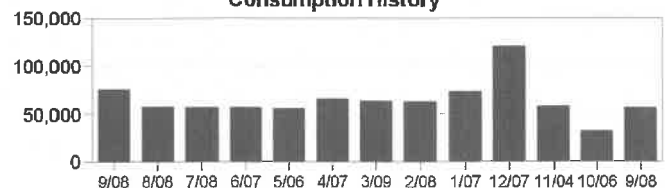
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	08/08/2022	84809	09/08/2022	85563	75400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.48
Total Service Address Charges	\$15.48

Consumption History





PARK PLACE CDD
Date of Bill
Account Number

Page 3 of 3

9/01/22

813-818-7058-022619-5

CURRENT BILLING SUMMARY

Local Service from 09/01/22 to 09/30/22

Qty Description	813/818-7058.0	Charge
Basic Charges		
Business Line		42.00
Carrier Cost Recovery Surcharge		8.99
Multi-Line Federal Subscriber Line Charge		8.82
Access Recovery Charge Multi-Line Business		3.47
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		3.99
FL State Communications Services Tax		3.54
County Communications Services Tax		3.44
FCA Long Distance - Federal USF Surcharge		2.97
Federal Excise Tax		1.67
FL State Gross Receipts Tax		1.32
Hillsborough County 911 Surcharge		.40
FL State Gross Receipts Tax		.11
FL Telecommunications Relay Service		.10
Total Basic Charges		82.37
Non Basic Charges		
Federal Primary Carrier Multi Line Charge		7.99
FCA Long Distance - Federal USF Surcharge		2.64
FL State Communications Services Tax		.52
County Communications Services Tax		.51
Total Non Basic Charges		11.66
Toll/Other		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.13
FCA Long Distance - Federal USF Surcharge		1.69
FL State Communications Services Tax		.34
County Communications Services Tax		.33
FL State Gross Receipts Tax		.01
Total Toll/Other		7.49

TOTAL 101.52

Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	AUG 02	7:47A	.3	DD	NORTHVILLE MI (248)719-8895	.03
2	AUG 03	1:18P	.3	DD	NORWICH CT (860)917-7733	.03
3	AUG 05	12:37P	.5	DD	TERREHAUTE IN (812)239-2330	.04
4	AUG 30	4:32P	.3	DD	ATLANTA GA (404)783-6193	.03
813/818-7058 Subtotal						.13

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	1	.13
***Customer Summary	4	1	.13

Caller Summary Report

	Calls	Minutes	Amount
Interstate	4	1	.13
***Customer Summary	4	1	.13

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 \$101.52 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with this bill, the charge for late payment has increased to \$14.00 plus 1.5% of the unpaid balance.

Beginning with this bill, your Federal Primary Carrier Multi Line Charge has increased to \$7.99 per month, per line.

3938



Statement Date: 09/02/22

Account: 311000010091

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



Current month's charges:	\$4,869.71
Total amount due:	\$4,869.71
Payment Due By:	09/19/22

Your Account Summary

Previous Amount Due	\$4,847.87
Payment(s) Received Since Last Statement	-\$4,847.87
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$4,869.71

Total Amount Due **\$4,869.71**

DO NOT PAY. Your account will be drafted on 09/19/22

Things to do:

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

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
\$4073.02 \$597.02 \$1996.7

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:	\$4,869.71
Total amount due:	\$4,869.71
Payment Due By:	09/19/22
Amount Enclosed	\$

700125002697 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/19/22

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711
Power Outages Toll-Free
877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ – The associated fees and charges for leased outdoor lighting services.

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

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

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 to provide electric service. The fee is collected by 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.

For more information about your bill, please visit tampaelectric.com.

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.

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

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 Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

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

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

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.

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 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 Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is 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.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$30.29
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$1358.03
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1973.19
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$312.44
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$277.10
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$413.98
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$218.08
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$46.19
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$35.46
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$57.27
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$64.22
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$37.14
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$46.32



ACCOUNT INVOICE

tampaelectric.com



Account: 211007038386
Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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	08/18/22	2,054	1,986		68 kWh	1	29 Days																		
Daily Basic Service Charge		29 days @ \$0.74000			\$21.46	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Avg kWh Per Day</th></tr></thead><tbody><tr><td>AUG 2022</td><td>2</td></tr><tr><td>JUL</td><td>2</td></tr><tr><td>JUN</td><td>2</td></tr><tr><td>MAY</td><td>2</td></tr><tr><td>APR</td><td>2</td></tr><tr><td>MAR</td><td>0.7</td></tr><tr><td>FEB</td><td>0.2</td></tr><tr><td>JAN</td><td>0.7</td></tr></tbody></table>		Month	Avg kWh Per Day	AUG 2022	2	JUL	2	JUN	2	MAY	2	APR	2	MAR	0.7	FEB	0.2	JAN	0.7
Month	Avg kWh Per Day																								
AUG 2022	2																								
JUL	2																								
JUN	2																								
MAY	2																								
APR	2																								
MAR	0.7																								
FEB	0.2																								
JAN	0.7																								
Energy Charge		68 kWh @ \$0.07035/kWh			\$4.78																				
Fuel Charge		68 kWh @ \$0.04126/kWh			\$2.81																				
Storm Protection Charge		68 kWh @ \$0.00315/kWh			\$0.21																				
Clean Energy Transition Mechanism		68 kWh @ \$0.00402/kWh			\$0.27																				
Florida Gross Receipt Tax					\$0.76																				
Electric Service Cost					\$30.29																				
Current Month's Electric Charges					\$30.29																				



Account: 211015021994
Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1978 kWh @ \$0.03079/kWh	\$60.90
Fixture & Maintenance Charge	23 Fixtures	\$495.88
Lighting Pole / Wire	23 Poles	\$695.80
Lighting Fuel Charge	1978 kWh @ \$0.04060/kWh	\$80.31
Storm Protection Charge	1978 kWh @ \$0.01028/kWh	\$20.33
Clean Energy Transition Mechanism	1978 kWh @ \$0.00033/kWh	\$0.65
Florida Gross Receipt Tax		\$4.16
Lighting Charges		\$1,358.03
Current Month's Electric Charges		\$1,358.03

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109
Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1052 kWh @ \$0.03079/kWh	\$32.39
Fixture & Maintenance Charge	43 Fixtures	\$787.35
Lighting Pole / Wire	43 Poles	\$1097.37
Lighting Fuel Charge	1052 kWh @ \$0.04060/kWh	\$42.71
Storm Protection Charge	1052 kWh @ \$0.01028/kWh	\$10.81
Clean Energy Transition Mechanism	1052 kWh @ \$0.00033/kWh	\$0.35
Florida Gross Receipt Tax		\$2.21
Lighting Charges		\$1,973.19
Current Month's Electric Charges		\$1,973.19

00000028-0000313-Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232
Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	183 kWh @ \$0.03079/kWh	\$5.63
Fixture & Maintenance Charge	7 Fixtures	\$118.21
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	183 kWh @ \$0.04060/kWh	\$7.43
Storm Protection Charge	183 kWh @ \$0.01028/kWh	\$1.88
Clean Energy Transition Mechanism	183 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.38

Lighting Charges

\$312.44

Current Month's Electric Charges

\$312.44

00000028-0000314- Page 8 of 20



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349

Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	204 kWh @ \$0.03079/kWh	\$6.28
Fixture & Maintenance Charge	6 Fixtures	\$106.64
Lighting Pole / Wire	6 Poles	\$153.30
Lighting Fuel Charge	204 kWh @ \$0.04060/kWh	\$8.28
Storm Protection Charge	204 kWh @ \$0.01028/kWh	\$2.10
Clean Energy Transition Mechanism	204 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.43

Lighting Charges **\$277.10**

Current Month's Electric Charges **\$277.10**

00000028-0000314-Page 10 of 20



Account: 211015022463
Statement Date: 08/30/22

Details of Charges – Service from 07/21/22 to 08/18/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	246 kWh @ \$0.03079/kWh	\$7.57
Fixture & Maintenance Charge	9 Fixtures	\$163.34
Lighting Pole / Wire	9 Poles	\$229.95
Lighting Fuel Charge	246 kWh @ \$0.04060/kWh	\$9.99
Storm Protection Charge	246 kWh @ \$0.01028/kWh	\$2.53
Clean Energy Transition Mechanism	246 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.52
Lighting Charges		\$413.98
Current Month's Electric Charges		\$413.98

00000028-0000315-Page 11 of 20



ACCOUNT INVOICE

tampaelectric.com




Account: 211015022745
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

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	08/22/22	57,204		55,607		1,597 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.74000				\$22.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		1,597 kWh @ \$0.07035/kWh				\$112.35		
Fuel Charge		1,597 kWh @ \$0.04126/kWh				\$65.89		
Storm Protection Charge		1,597 kWh @ \$0.00315/kWh				\$5.03		
Clean Energy Transition Mechanism		1,597 kWh @ \$0.00402/kWh				\$6.42		
Florida Gross Receipt Tax						\$5.45		
Electric Service Cost						\$218.08		
Current Month's Electric Charges						\$218.08		



Account: 211015022836
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

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

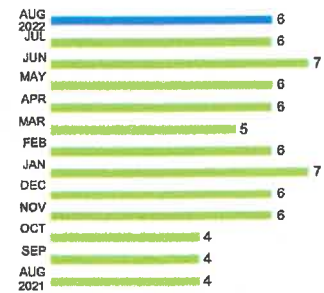
Rate Schedule: General Service - Non Demand

00000029-0000316- Page 13 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	08/22/22	5,893		5,707		186 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.74000		\$22.94
Energy Charge						186 kWh @ \$0.07035/kWh		\$13.09
Fuel Charge						186 kWh @ \$0.04126/kWh		\$7.67
Storm Protection Charge						186 kWh @ \$0.00315/kWh		\$0.59
Clean Energy Transition Mechanism						186 kWh @ \$0.00402/kWh		\$0.75
Florida Gross Receipt Tax								\$1.15
Electric Service Cost								\$46.19
Current Month's Electric Charges								\$46.19

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211015022968
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

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	08/22/22	4,038		3,940		98 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.74000				\$22.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		98 kWh @ \$0.07035/kWh				\$6.89		
Fuel Charge		98 kWh @ \$0.04126/kWh				\$4.04		
Storm Protection Charge		98 kWh @ \$0.00315/kWh				\$0.31		
Clean Energy Transition Mechanism		98 kWh @ \$0.00402/kWh				\$0.39		
Florida Gross Receipt Tax						\$0.89		
Electric Service Cost						\$35.46		
Current Month's Electric Charges						\$35.46		



Account: 211015023099
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

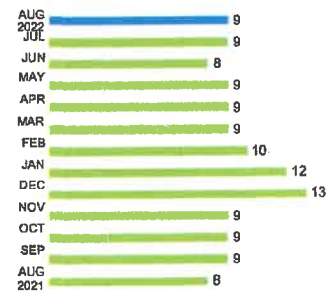
Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	08/22/22	11,015		10,738		277 kWh	1	31 Days
Daily Basic Service Charge			31 days @ \$0.74000			\$22.94	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div><div>AUG 2022</div><div>JUL</div><div>JUN</div><div>MAY</div><div>APR</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div></div><div><div>9</div><div>9</div><div>8</div><div>9</div><div>9</div><div>9</div><div>10</div><div>12</div></div></div>	
Energy Charge			277 kWh @ \$0.07035/kWh			\$19.49		
Fuel Charge			277 kWh @ \$0.04126/kWh			\$11.43		
Storm Protection Charge			277 kWh @ \$0.00315/kWh			\$0.87		
Clean Energy Transition Mechanism			277 kWh @ \$0.00402/kWh			\$1.11		
Florida Gross Receipt Tax						\$1.43		
Electric Service Cost						\$57.27		
Current Month's Electric Charges						\$57.27		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211015023214
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

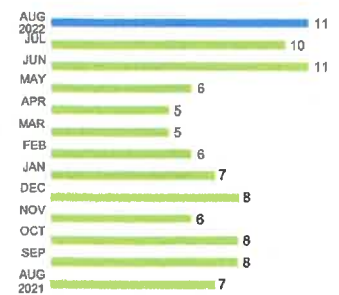
Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	08/22/22	9,804		9,470		334 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.74000				\$22.94		
Energy Charge		334 kWh @ \$0.07035/kWh				\$23.50		
Fuel Charge		334 kWh @ \$0.04126/kWh				\$13.78		
Storm Protection Charge		334 kWh @ \$0.00315/kWh				\$1.05		
Clean Energy Transition Mechanism		334 kWh @ \$0.00402/kWh				\$1.34		
Florida Gross Receipt Tax						\$1.61		
Electric Service Cost						\$64.22		
Current Month's Electric Charges						\$64.22		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000029-0000317-Page 16 of 20



Account: 211015023339
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

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	08/22/22	3,737		3,649		88 kWh	1	31 Days
Daily Basic Service Charge			31 days @ \$0.74000			\$22.94	Tampa Electric Usage History	
Energy Charge			88 kWh @ \$0.07035/kWh			\$6.19	Kilowatt-Hours Per Day (Average)	
Fuel Charge			88 kWh @ \$0.04126/kWh			\$3.63	<div><div>AUG 2022</div><div>JUL</div><div>JUN</div><div>MAY</div><div>APR</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div><div>NOV</div><div>OCT</div><div>SEP</div></div>	
Storm Protection Charge			88 kWh @ \$0.00315/kWh			\$0.28	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
Clean Energy Transition Mechanism			88 kWh @ \$0.00402/kWh			\$0.35	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
Florida Gross Receipt Tax						\$0.86	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
Electric Service Cost						\$34.25	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
State Tax						\$2.89	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
Total Electric Cost, Local Fees and Taxes						\$37.14	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	
Current Month's Electric Charges						\$37.14	<div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div><div>3</div></div>	



ACCOUNT INVOICE

tampaelectric.com



Account: 211015023446
Statement Date: 08/30/22

Details of Charges – Service from 07/23/22 to 08/22/22

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	08/22/22	8,242		8,055		187 kWh	1	31 Days
Daily Basic Service Charge		31 days @ \$0.74000				\$22.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		187 kWh @ \$0.07035/kWh				\$13.16		
Fuel Charge		187 kWh @ \$0.04126/kWh				\$7.72		
Storm Protection Charge		187 kWh @ \$0.00315/kWh				\$0.59		
Clean Energy Transition Mechanism		187 kWh @ \$0.00402/kWh				\$0.75		
Florida Gross Receipt Tax						\$1.16		
Electric Service Cost						\$46.32		
Current Month's Electric Charges						\$46.32		
Total Current Month's Charges						\$4,869.71		

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

[illegible]

[illegible]

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 7685

Invoice Date: August 31, 2022

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:MANDOLIN RESERVE
C/O MERITUS
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607*Park Place***Ship To:**MANDOLIN RESERVE
FRONT GATES

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		9/30/22

Description	Amount
SERVICE CALL ON 8/25/2022 TELEPHONE ENTRY SYSTEM IS NOT FUNCTIONING AT THE FRONT GATE. TEST PHONE LINE; VERIFIES. MAIN BOARD IS NOT CALLING OUT. PRESSING CALL BUTTON CAUSES SYSTEM TO FAIL. REPLACE MAIN BOARD AND TEST. FUEL SURCHARGE	2,775.00 20.00

*53902
4603*

A \$30 fee will be charged for returned checks.
1.5% Service Charge (18% APR) Charged on Past Due Accounts.
Additional fees will be assessed for accounts that are referred to collections.

Subtotal	2,795.00
Sales Tax	
Total Invoice Amount	2,795.00
Payment/Credit Applied	
TOTAL	2,795.00



GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 7731

Invoice Date: September 14, 2022

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:MANDOLIN ESTATES
C/O MERITUS
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607**Ship To:**MANDOLIN ESTATES
FRONT GATE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		10/14/22

Description	Amount
SERVICE CALL ON 8/22/2022	250.00
TELEPHONE ISSUES AT THE FRONT GATE.	
TEST SYSTEM. 20 VOLTS ON AC POWER LINE. TEST AT BREAKERS.	
FUEL SURCHARGE	20.00
<div>53902-4603 AG</div>	

A \$30 fee will be charged for returned checks.

1.5% Service Charge (18% APR) Charged on Past Due Accounts.

Additional fees will be accessed for accounts that are referred to collections.

Subtotal	270.00
Sales Tax	
Total Invoice Amount	270.00
Payment/Credit Applied	
TOTAL	270.00

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 7732

Invoice Date: September 14, 2022

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:MANDOLIN RESERVE
C/O MERITUS
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607**Ship To:**MANDOLIN RESERVE
FRONT GATE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		10/14/22

Description	Amount
EMERGENCY SERVICE CALL ON 8/19/2022	500.00
TELEPHONE ISSUE AT THE FRONT GATE.	
TEST PHONE UNIT. NO INCOMING PHONE LINE. HELD GATES OPEN UNTIL REPAIRS ARE MADE	
WITH PHONE LINE.	
FUEL SURCHARGE	20.00
<div>53902-41603 AG</div>	

A \$30 fee will be charged for returned checks.

1.5% Service Charge (18% APR) Charged on Past Due Accounts.

Additional fees will be assessed for accounts that are referred to collections.

Subtotal	520.00
Sales Tax	
Total Invoice Amount	520.00
Payment/Credit Applied	
TOTAL	520.00

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 166922

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Park Place CDD/Windsor/Mandolin
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
Attn: Angie Grunwald

(813) 873-7300

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Windsor Front Entrance	Install clear mini lights in palm trees Install clear C9s on top of black fencing Install 2 x 30" wreaths (4 total) with lights and bows on either side of Windsor Place sign (attached to fence)	\$7,000.00
Mandolin Estates	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install clear, C9s over top of entrance wall between gates Install 1 x 30" lighted wreath with bow on center of entrance wall (gate) over the "M" Install 2 x 30" lighted wreath with bow on end caps of entrance monuments Install clear C9s on top and middle tiers of entrance tower Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower	
Mandolin Reserve	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install clear, C9s over top of entrance wall between gates Install 1 x 30" lighted wreath with bow on center of entrance wall (gate) over the "M" Install 2 x 30" lighted wreath with bow on end caps of entrance monuments Install clear C9s on top and middle tiers of entrance tower Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower	
Windsor Place	Entrance and Exit Install 3 x 36" lighted wreaths with bows on each side of the sign (6 total wreaths) Install clear C9s on top of entrance wall and column caps	
	TOTAL	\$7,000.00
	DEPOSIT	\$3,500.00
	AMOUNT DUE	\$3,500.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

8/19/2022
DATE

53912-4915 AG

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 816922

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Highland Park CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Angie Grunwald

(813) 873-7300

JOB DESCRIPTION
Highland Park CDD - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Highland Park		
Entrance	Install garland with structured bow at top of clock pole Install 2 wreaths with lights and bows on either side of sign Install lighted garland with bows over the top of the Highland Park signage Install clear C9s outlining top of entrance wall	\$1,500.00
Fountainhead Entrance	Install garland with bows swagged across the front of entrance wall Install 4 wreaths with bows on each end of entrance wall	\$1,750.00
Bus Stop	Install lighted garland with bows swagged across the front of fence Install warm white C9s outlining front of Bus Stop roof Install clear mini lights in 2 oak trees (one per side of Bus Stop building)	\$1,500.00 \$1,000.00
Fountainhead Park	Christmas Tree Install 18' led clear white Christmas tree with tree topper	\$12,250.00
	Decorations for Tree (included with cost of tree) Classic Ornaments (Red and Gold) for 18' tree	
Border	Install either Red or Gold Christmas tree collar	
Pole Mounts	Install Christmas themed banners on light poles	\$750.00
Requires 50% Deposit		
TOTAL		\$18,750.00
DEPOSIT		\$9,375.00
AMOUNT DUE		\$9,375.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

9/7/2022
DATE

53914-4915
2020 \$7031.25

53914-4916
\$2,343.75

AG



INVOICE

Park Place Community Development District
Attention: Brian Howell, District Manager
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DATE: 09/08/22 INVOICE: 10324 PAGE: 1

Job Site: Mandolin Estates
Job #: 2231103

SALESMAN: Jason Lambert

Job# CONTRACT

FOR SERVICES RENDERED AT:

Park Place CDD – Mandolin Estates
11709 Gothic Lane
Tampa, FL 33626

CO #1 ADDITIONAL VALLEY CURB: AS PER CONTRACT
VALLEY CURB REPLACEMENT WITH ASPHALT REPAIR: AS PER CONTRACT

Payment Due Upon Completion

Original Contract Sum	\$5,855.00
Change Order #1	\$5,855.00

Please Remit Payment To:
Parking Lot Services

P. O. Box 23125
Tampa, FL 33623

Tax	\$0.00
-----	--------

Thank You.

Federal I.D. #26-4453072

Due Upon Completion	\$11,710.00
---------------------	-------------

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
www.plsofflorida.com

53912-4911 AG

Phone: 813.964.6800
Fax: 813.888.8868

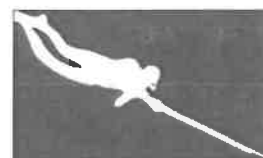
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

INVOICE # 5419**DATE 08/25/2022****DUE DATE 09/09/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland park playground: Picky gate and transport to shop, prep, weld broken gate hardware. Transport back to playground and reinstall . Cost includes labor and material.	1	600.00	600.00

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

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

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

BALANCE DUE**\$600.00**

57204-4613 \$450.-
57204-4613 \$150.-

AC

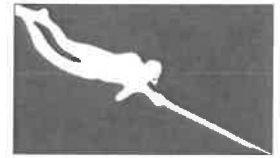
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

INVOICE # 5426**DATE 09/02/2022****DUE DATE 09/17/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park: Ordered, Delivered and Installed Dog Waste Can Installed at: On Fountainhead Drive in the alleyway behind the townhomes that are by the big parking lot next to apartments. Cost includes labor, material. Discount given for freight cost.	1	475.00	475.00

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

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

Job will Commence within 30 days of receiving signed, approved

BALANCE DUE**\$475.00**

57204-4413 = \$356.25
57206-4413 = \$118.75

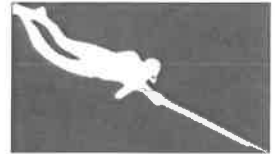
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

INVOICE # 5445**DATE 09/07/2022****DUE DATE 09/22/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Deer Removal located at entrance of Windsor Place bat the Reserve. Cost includes labor , handling, disposing of said deer.	1	125.00	125.00

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

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

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

BALANCE DUE**\$125.00**

53902 4605
~~53901 4605~~
AG

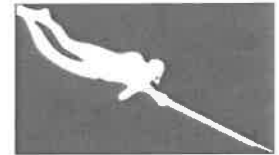
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa, FL 33607

INVOICE # 5437**DATE 09/09/2022****DUE DATE 09/24/2022****TERMS Net 15**

57204 57206
4612 4612
\$974.25 \$324.75

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/9 to 9/9 playground bathroom cleaning services 4 weeks at 1 time a/week	4	81.25	325.00
Labor 8/9-9/9 park fountain maintenance 4 weeks at 1 time a/week	4	75.00	300.00
Labor 8/9-9/9 maintain dog waist cans throughout the CDD 16 cans at 1 time a/week for 4 weeks includes bags and muttimits	4	143.50	574.00
Material toilet paper and hand towels	1	50.00	50.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises,

BALANCE DUE**\$1,299.00**



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 419031	8/29/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park Place CDD

Invoice Due Date: September 28, 2022

Invoice Amount: \$1,500.00

Description	Current Amount
Irrigation Mainline Repair at Mandolin Reserve Entry	
Irrigation Mainline Repair at Mandolin Reserve Entry	
Irrigation Repairs	\$1,500.00

53902
4587

Invoice Total

\$1,500.00

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
TM 422573	9/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park Place CDD

Invoice Due Date: October 1, 2022

Invoice Amount: \$1,568.00

Description	Current Amount
Replace damaged plant material from Artificial Turf install Landscape Enhancement	\$1,568.00

HP
play ground @ Canopy + Ecclesia

Invoice Total

\$1,568.00

Excellence
IN COMMERCIAL LANDSCAPING

53904
~~4582~~ 4582
\$1176⁰⁰

53906
~~4582~~ 4582
\$392⁰⁰

AG

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 422574	9/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Park Place CDD

Invoice Due Date: October 1, 2022

Invoice Amount: \$885.00

HP

Description	Current Amount
Removal of Brazilian Pepper Tree by lift Station	
Labor	\$885.00

Casahago Dr.
Across from Gaddard School

Invoice Total

\$885.00

Excellence

IN COMMERCIAL LANDSCAPING

53904
4582
\$663.75

53906
4582.25
\$221.25

AG

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

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



Invoice

Date	Invoice #
9/1/2022	1190

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 53902 53904 53906 4580 4580 4580 \$1000.00 \$1620.00 \$540.00	3,160.00	3,160.00
			Total	\$3,160.00

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



Inframark LLC
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 9/30/2022

(In Whole Numbers)

	Debt Service Fund -		Capital Projects	Capital Projects	General Fixed	General Long-Term	
	Debt Service Fund -	Debt Service Fund -	Fund - Series 2021 -	Fund - Series 2021 -	Assets Account	Debt Account	
	Series 2021-1	Series 2021-2	1	2	Group	Group	Total
General Fund							
Assets							
Cash-Operating Account 2	632,113.00	0.00	0.00	0.00	0.00	0.00	632,113.00
Investment - Revenue 2021-1 (5000)	0.00	43,372.00	0.00	0.00	0.00	0.00	43,372.00
Investment - Interest 2021-1 (5001)	0.00	1,875.00	0.00	0.00	0.00	0.00	1,875.00
Investment - Sinking 2021-1 (5002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Construction 2021-1 (5004)	0.00	0.00	0.00	929,130.00	0.00	0.00	929,130.00
Investment - Cost of Issuance 2021-1 (5005)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2021-2 (5006)	0.00	0.00	71,270.00	0.00	0.00	0.00	71,270.00
Investment - Interest 2021-2 (5007)	0.00	0.00	2,630.00	0.00	0.00	0.00	2,630.00
Investment - Sinking 2021-2 (5008)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Construction 2021-2 (5010)	0.00	0.00	0.00	(65,938.00)	169,954.00	0.00	104,016.00
Investment - Cost of Issuance 2021-2 (5011)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - 2008 Escrow 2021-1 (4000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - 2014 Escrow 2021-2 (4001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	327.00	0.00	0.00	0.00	0.00	0.00	327.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Property & General Liability Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits - Utilities	10,777.00	0.00	0.00	0.00	0.00	0.00	10,777.00
Land & Land Improvements	0.00	0.00	0.00	0.00	1,861,517.00	0.00	1,861,517.00
Recreational Facilities	0.00	0.00	0.00	0.00	592,636.00	0.00	592,636.00
Improvements Other Than Buildings	0.00	0.00	0.00	0.00	10,095,559.00	0.00	10,095,559.00
Ancillary Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work In Progress	0.00	0.00	0.00	0.00	501,945.00	0.00	501,945.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	423,204.00	423,204.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	5,376,041.00	5,376,041.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	643,217.00	45,247.00	73,900.00	863,192.00	169,954.00	13,051,657.00	20,646,411.00

Liabilities

Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refunding Bonds Payable--Series 2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(In Whole Numbers)

	Debt Service Fund -		Capital Projects	Capital Projects	General Fixed	General Long-Term	
	Debt Service Fund -	Debt Service Fund -	Fund - Series 2021 -	Fund - Series 2021 -	Assets Account	Debt Account	
	Series 2021-1	Series 2021-2	1	2	Group	Group	Total
General Fund							
Revenue Bonds Payable--Series 2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series 2021-1	0.00	0.00	0.00	0.00	0.00	2,383,063.00	2,383,063.00
Revenue Bonds Payable - Series 2021-2	0.00	0.00	0.00	0.00	0.00	3,416,182.00	3,416,182.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	0.00	0.00	0.00	0.00	0.00	5,799,245.00	5,799,245.00
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0.00	39,466.00	61,761.00	1,060,702.00	506,528.00	0.00	1,668,458.00
Fund Balance-Unreserved	1,201,068.00	0.00	0.00	0.00	0.00	0.00	1,201,068.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	13,051,657.00	0.00	13,051,657.00
Other	(557,851.00)	5,780.00	12,139.00	(197,510.00)	(336,575.00)	0.00	(1,074,017.00)
Total Fund Equity & Other Credits	643,217.00	45,247.00	73,900.00	863,192.00	169,954.00	13,051,657.00	14,847,166.00
Total Liabilities & Fund Equity	643,217.00	45,247.00	73,900.00	863,192.00	169,954.00	13,051,657.00	20,646,411.00

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644.00	189,017.00	58,373.00	45 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	1,355.00	1,355.00	0 %
Total Revenues	130,644.00	190,372.00	59,728.00	46 %
Expenditures				
Legislative				
Supervisor Fees	12,000.00	7,000.00	5,000.00	42 %
Financial & Administrative				
Management Services	52,000.00	51,396.00	604.00	1 %
District Engineer	8,209.00	37,018.00	(28,809.00)	(351)%
Trustees Fees	8,000.00	4,041.00	3,959.00	49 %
Accounting Services	31,000.00	28,417.00	2,583.00	8 %
Auditing Services	7,200.00	7,000.00	200.00	3 %
Arbitrage Rebate Calculation	650.00	0.00	650.00	100 %
Postage and Resident Notices	300.00	711.00	(411.00)	(137)%
Professional Liability Insurance	2,960.00	2,785.00	175.00	6 %
Legal Advertising	850.00	4,459.00	(3,608.00)	(424)%
Bank Fees	300.00	312.00	(12.00)	(4)%
Dues, Licenses & Fees	175.00	175.00	0.00	0 %
Office Supplies	0.00	105.00	(105.00)	0 %
Website Development & Maintenance	1,500.00	1,387.00	113.00	8 %
ADA Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	4,000.00	7,011.00	(3,011.00)	(75)%
Other Physical Environment				
Entry/Gate/Walls Maintenance	0.00	620.00	(620.00)	0 %
Capital Improvements	0.00	8,893.00	(8,893.00)	0 %
Parks & Recreation				
Gate Phone	0.00	128.00	(128.00)	0 %
Total Expenditures	130,644.00	161,457.00	(30,813.00)	(24)%
Excess of Revenues Over (Under) Expenditures	0.00	28,915.00	28,915.00	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

202 - Debt Service Fund - Series 2021-1
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	269,640.00	278,029.00	8,389.00	3 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>152.00</u>	<u>152.00</u>	<u>0 %</u>
Total Revenues	<u>269,640.00</u>	<u>278,181.00</u>	<u>8,541.00</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	51,640.00	56,268.00	(4,628.00)	(9)%
Principal Payments	<u>218,000.00</u>	<u>218,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>269,640.00</u>	<u>274,268.00</u>	<u>(4,628.00)</u>	<u>(2)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>1,868.00</u>	<u>1,868.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>1,868.00</u>	<u>1,868.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>5,780.00</u>	<u>5,780.00</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

203 - Debt Service Fund - Series 2021-2
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	324,970.00	340,444.00	15,474.00	5 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>237.00</u>	<u>237.00</u>	<u>0 %</u>
Total Revenues	<u>324,970.00</u>	<u>340,682.00</u>	<u>15,712.00</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	76,970.00	83,175.00	(6,205.00)	(8)%
Principal Payments	<u>248,000.00</u>	<u>248,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>324,970.00</u>	<u>331,175.00</u>	<u>(6,205.00)</u>	<u>(2)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>2,632.00</u>	<u>2,632.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>2,632.00</u>	<u>2,632.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>12,139.00</u>	<u>12,139.00</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

302 - Capital Projects Fund - Series 2021-1
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>3,007.00</u>	<u>3,007.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>3,007.00</u>	<u>3,007.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>149,605.00</u>	<u>(149,605.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>149,605.00</u>	<u>(149,605.00)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	(49,044.00)	(49,044.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(1,868.00)</u>	<u>(1,868.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(50,912.00)</u>	<u>(50,912.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(197,510.00)</u>	<u>(197,510.00)</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

303 - Capital Projects Fund - Series 2021-2
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>528.00</u>	<u>528.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>528.00</u>	<u>528.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>334,471.00</u>	<u>(334,471.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>334,471.00</u>	<u>(334,471.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(2,632.00)</u>	<u>(2,632.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(2,632.00)</u>	<u>(2,632.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(336,575.00)</u>	<u>(336,575.00)</u>	<u>0 %</u>

Park Place Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	<u>288,519.00</u>	<u>273,540.00</u>	<u>(14,979.00)</u>	<u>(5)%</u>
Total Revenues	<u>288,519.00</u>	<u>273,540.00</u>	<u>(14,979.00)</u>	<u>(5)%</u>
Expenditures				
Electric Utility Services				
Electric Utility Services	5,000.00	6,543.00	(1,543.00)	(31)%
Water-Sewer Combination Services				
Water Utility Services	5,900.00	4,445.00	1,455.00	25 %
Other Physical Environment				
Storm Drain Maintenance	5,000.00	4,500.00	500.00	10 %
General Liability Insurance	3,200.00	7,325.00	(4,125.00)	(129)%
Plant Replacement Program	10,000.00	9,395.00	605.00	6 %
Plant Replacement Program - Racetrack Road	8,500.00	471.00	8,029.00	94 %
Aquatics Maintenance	19,500.00	18,570.00	930.00	5 %
Aquatics Maintenance - Other	6,000.00	3,127.00	2,873.00	48 %
Landscape Maintenance - Highland Park Contract	83,050.00	83,480.00	(430.00)	(1)%
Landscape Maintenance - Racetrack Road Contract	17,000.00	17,109.00	(109.00)	(1)%
Irrigation Maintenance	15,000.00	6,809.00	8,191.00	55 %
Entry/Gate/Walls Maintenance	1,500.00	0.00	1,500.00	100 %
Miscellaneous Repairs & Maintenance	3,000.00	3,057.00	(57.00)	(2)%
Pressure Washing - Common Areas	7,500.00	6,934.00	566.00	8 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000.00	209,679.00	(204,679.00)	(4,094)%
Sidewalk Maintenance	6,000.00	0.00	6,000.00	100 %
Street Light Maintenance	4,500.00	1,145.00	3,355.00	75 %
Decorative Light Maintenance	5,000.00	770.00	4,230.00	85 %
Holiday Decor	15,000.00	17,531.00	(2,531.00)	(17)%
Parks & Recreation				
Off Duty Deputy Services	1,500.00	0.00	1,500.00	100 %
Fountain Maintenance	3,500.00	2,325.00	1,175.00	34 %
Park Facility Janitorial Maintenance Contracted	3,100.00	4,892.00	(1,792.00)	(58)%
Park Facility Maintenance and Improvement	1,867.00	2,322.00	(456.00)	(24)%
Reserves				
Transfer to Operating Reserve	31,070.00	20,970.00	10,100.00	33 %
Transfer to Capital Reserves	<u>21,832.00</u>	<u>0.00</u>	<u>21,832.00</u>	<u>100 %</u>
Total Expenditures	<u>288,519.00</u>	<u>431,402.00</u>	<u>(142,883.00)</u>	<u>(50)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(157,862.00)</u>	<u>(157,862.00)</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458.00	70,993.00	(4,465.00)	(6)%
Total Revenues	75,458.00	70,993.00	(4,465.00)	(6)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,650.00	2,188.00	(538.00)	(33)%
Water-Sewer Combination Services				
Water Utility Services	2,000.00	1,487.00	513.00	26 %
Other Physical Environment				
Storm Drain Maintenance	650.00	1,500.00	(850.00)	(131)%
General Liability Insurance	2,500.00	2,442.00	59.00	2 %
Plant Replacement Program	3,500.00	2,613.00	887.00	25 %
Plant Replacement Program - Racetrack Road	2,000.00	157.00	1,843.00	92 %
Landscape Maintenance - Other	1,000.00	0.00	1,000.00	100 %
Landscape Installation/Maintenance - Race Track Rd	1,000.00	0.00	1,000.00	100 %
Aquatics Maintenance	6,500.00	6,190.00	310.00	5 %
Aquatics Maintenance - Other	1,500.00	1,042.00	458.00	31 %
Landscape Maintenance - Highland Park Contract	26,000.00	30,237.00	(4,237.00)	(16)%
Landscape Maintenance - Racetrack Road Contract	6,000.00	5,703.00	297.00	5 %
Irrigation Maintenance	5,000.00	6,850.00	(1,850.00)	(38)%
Entry/Gate/Walls Maintenance	1,000.00	0.00	1,000.00	100 %
Miscellaneous Repairs & Maintenance	1,500.00	911.00	589.00	39 %
Pressure Washing - Common Areas	2,200.00	2,311.00	(111.00)	(5)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,500.00	69,893.00	(68,393.00)	(4,560)%
Sidewalk Maintenance	2,000.00	0.00	2,000.00	100 %
Street Light Maintenance	1,383.00	382.00	1,001.00	72 %
Decorative Light Maintenance	1,000.00	2,600.00	(1,600.00)	(160)%
Holiday Decor	3,125.00	3,500.00	(375.00)	(12)%
Parks & Recreation				
Fountain Maintenance	1,000.00	775.00	225.00	23 %
Park Facility Janitorial Maintenance Contracted	950.00	1,631.00	(681.00)	(72)%
Park Facility Maintenance and Improvement	500.00	674.00	(174.00)	(35)%
Total Expenditures	75,458.00	143,086.00	(67,628.00)	(90)%
Excess of Revenues Over (Under) Expenditures	0.00	(72,093.00)	(72,093.00)	0 %

Park Place Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	<u>215,224.00</u>	<u>202,490.00</u>	(12,735.00)	(6)%
Total Revenues	<u>215,224.00</u>	<u>202,490.00</u>	(12,735.00)	(6)%
Expenditures				
Electric Utility Services				
Electric Utility Services	38,000.00	48,596.00	(10,596.00)	(28)%
Water-Sewer Combination Services				
Water Utility Services	600.00	623.00	(23.00)	(4)%
Other Physical Environment				
Storm Drain Maintenance	3,500.00	0.00	3,500.00	100 %
General Liability Insurance	4,693.00	0.00	4,693.00	100 %
Plant Replacement Program	9,000.00	12,249.00	(3,249.00)	(36)%
Landscape Maintenance - Contract	85,000.00	89,981.00	(4,981.00)	(6)%
Landscape Maintenance - Other	6,300.00	1,833.00	4,467.00	71 %
Aquatics Maintenance	12,000.00	13,160.00	(1,160.00)	(10)%
Aquatics Maintenance - Other	5,000.00	3,635.00	1,365.00	27 %
Irrigation Maintenance	8,000.00	6,190.00	1,810.00	23 %
Entry/Gate/Walls Maintenance	3,500.00	18,413.00	(14,913.00)	(426)%
Miscellaneous Repairs & Maintenance	0.00	125.00	(125.00)	0 %
Capital Improvements	13,000.00	94,216.00	(81,216.00)	(625)%
Pressure Washing - Common Areas	6,000.00	9,064.00	(3,064.00)	(51)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000.00	232,465.00	(230,465.00)	(11,523)%
Sidewalk Maintenance	4,431.00	11,710.00	(7,279.00)	(164)%
Decorative Light Maintenance	3,000.00	4,080.00	(1,080.00)	(36)%
Holiday Decor	7,000.00	10,500.00	(3,500.00)	(50)%
Parks & Recreation				
Off Duty Deputy Services	1,500.00	0.00	1,500.00	100 %
Gate Phone	<u>2,700.00</u>	<u>2,461.00</u>	<u>239.00</u>	<u>9 %</u>
Total Expenditures	<u>215,224.00</u>	<u>559,301.00</u>	<u>(344,077.00)</u>	<u>(160)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(356,812.00)</u>	<u>(356,812.00)</u>	<u>0 %</u>

Park Place Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2022

Reconciliation Date: 9/30/2022

Status: Locked

Bank Balance	642,793.98
Less Outstanding Checks/Vouchers	10,730.68
Plus Deposits in Transit	50.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	632,113.30
Balance Per Books	<u>632,113.30</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6340	3/3/2022	System Generated Check/Voucher	200.00	Erica Lavina
6503	9/21/2022	System Generated Check/Voucher	<u>10,530.68</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>10,730.68</u>	

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2022

Reconciliation Date: 9/30/2022

Status: Locked

Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR510	6/21/2022	July Clubhouse Income	<u>50.00</u>	
Outstanding Deposits			<u>50.00</u>	

Park Place Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6477	8/28/2022	System Generated Check/Voucher	200.00	Andrea R. Jackson
6478	8/28/2022	System Generated Check/Voucher	106.06	BOCC - Hillsborough County Water Resource Services
6479	8/28/2022	System Generated Check/Voucher	200.00	Cathy Powell
6480	8/28/2022	System Generated Check/Voucher	200.00	Doris Healey Cockerell
6481	8/28/2022	System Generated Check/Voucher	200.00	David L. Levy
6482	8/28/2022	System Generated Check/Voucher	1,000.00	Fields Consulting Group, LLC
6483	8/28/2022	System Generated Check/Voucher	270.00	Gate Pros, Inc.
6484	8/28/2022	System Generated Check/Voucher	1,972.50	Johnson Engineering, Inc.
6485	8/28/2022	System Generated Check/Voucher	200.00	Erica Lavina
6486	8/28/2022	System Generated Check/Voucher	216.00	Straley Robin Vericker
6487	9/1/2022	System Generated Check/Voucher	364.80	BOCC - Hillsborough County Water Resource Services
6488	9/1/2022	System Generated Check/Voucher	137.65	Frontier
6489	9/1/2022	System Generated Check/Voucher	717.97	TECO
6490	9/8/2022	System Generated Check/Voucher	3,160.00	Cypress Creek Aquatics, Inc.
6491	9/8/2022	System Generated Check/Voucher	3,020.30	Don Harrison Enterprises LLC
6492	9/8/2022	System Generated Check/Voucher	2,795.00	Gate Pros, Inc.
6493	9/8/2022	System Generated Check/Voucher	8,321.65	Inframark LLC
6494	9/8/2022	System Generated Check/Voucher	1,299.00	Spearem Enterprises LLC
6495	9/8/2022	System Generated Check/Voucher	20,151.67	Yellowstone Landscape
6496	9/14/2022	System Generated Check/Voucher	101.52	Frontier
6497	9/14/2022	System Generated Check/Voucher	12,875.00	Illuminations Holiday Lighting, LLC
6498	9/14/2022	System Generated Check/Voucher	11,710.00	Parking Lot Services
6499	9/14/2022	System Generated Check/Voucher	1,200.00	Spearem Enterprises LLC
6500	9/14/2022	System Generated Check/Voucher	2,453.00	Yellowstone Landscape
311000010091 090222	9/21/2022	paid by ACH service 07/23/22 - 08/22/22	4,869.71	TECO
6501	9/21/2022	System Generated Check/Voucher	50.86	BOCC - Hillsborough County Water Resource Services

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2022

Reconciliation Date: 9/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6502	9/21/2022	System Generated Check/Voucher	<u>790.00</u>	Gate Pros, Inc.
Cleared Checks/Vouchers			<u>78,582.69</u>	

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2022

Reconciliation Date: 9/30/2022

Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR512	9/8/2022	Gate Remote Deposit	<u>50.00</u>	
Cleared Deposits			<u>50.00</u>	