

2024

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ANNUAL OPERATING BUDGET



June 19, 2023

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ANNUAL OPERATING BUDGET

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June 19, 2023

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100 ADMINISTRATION

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	130,644.00	129,345.00	1,299.00	130,644.00	0.00
TOTAL SPECIAL ASSESSMENTS	130,644.00	129,345.00	1,299.00	130,644.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	200.00	0.00	200.00	200.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	200.00	0.00	200.00	200.00
TOTAL REVENUES	\$130,644.00	\$129,545.00	\$1,299.00	\$130,844.00	\$200.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,200.00	6,600.00	9,800.00	(2,200.00)
TOTAL LEGISLATIVE	12,000.00	3,200.00	6,600.00	9,800.00	(2,200.00)
FINANCIAL & ADMINISTRATIVE					
Management Services	52,000.00	24,167.00	27,833.00	52,000.00	0.00
District Engineer	8,184.00	12,873.00	2,127.00	15,000.00	6,816.00
Trustees Fees	8,000.00	0.00	2,000.00	2,000.00	(6,000.00)
Accounting Services	31,000.00	12,917.00	18,083.00	31,000.00	0.00
Auditing Services	7,400.00	0.00	5,000.00	5,000.00	(2,400.00)
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)
Postage and Resident Notices	300.00	0.00	300.00	300.00	0.00
Professional Liability Insurance	2,785.00	2,205.00	1,795.00	4,000.00	1,215.00
Legal Advertising	850.00	487.00	363.00	850.00	0.00
Bank Fees	300.00	12.00	288.00	300.00	0.00
Dues, Licenses & Fees	175.00	175.00	49.00	224.00	49.00
Postage, Phone, Faxes, Copies	0.00	522.00	(222.00)	300.00	300.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
ADA Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	114,644.00	53,983.00	59,991.00	113,974.00	(670.00)
LEGAL COUNSEL					
District Counsel	4,000.00	2,402.00	2,598.00	5,000.00	1,000.00
TOTAL LEGAL COUNSEL	4,000.00	2,402.00	2,598.00	5,000.00	1,000.00
OTHER PHYSICAL ENVIRONMENT					
Entry/Gate/Walls maintenance	0.00	0.00	620.00	620.00	620.00
Capital Improvements	0.00	0.00	1,050.00	1,050.00	1,050.00
TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	0.00	1,670.00	1,670.00	1,670.00
PARKS & RECREATION					
Gate Phone	0.00	0.00	200.00	200.00	200.00
TOTAL PARKS & RECREATION	0.00	0.00	200.00	200.00	200.00
CAPITAL RESERVE					
Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$130,644.00	\$59,585.00	\$71,059.00	\$130,644.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$69,960.00	(\$69,760.00)	\$200.00	\$200.00

Fiscal Year 2023
Budget Analysis

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100 ADMINISTRATION

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 FINAL Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
O&M Assessments-Tax Roll	130,644.00	129,345.00	1,299.00	130,644.00	0.00	130,644.00	0.00
TOTAL SPECIAL ASSESSMENTS	130,644.00	129,345.00	1,299.00	130,644.00	0.00	130,644.00	0.00
OTHER MISCELLANEOUS REVENUES							
Miscellaneous	0.00	200.00	0.00	200.00	200.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	200.00	0.00	200.00	200.00	0.00	0.00
TOTAL REVENUES	\$130,644.00	\$129,545.00	\$1,299.00	\$130,844.00	\$200.00	\$130,644.00	\$0.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	12,000.00	3,200.00	3,600.00	9,800.00	(2,200.00)	9,800.00	(2,200.00)
TOTAL LEGISLATIVE	12,000.00	3,200.00	3,600.00	9,800.00	(2,200.00)	9,800.00	(2,200.00)
FINANCIAL & ADMINISTRATIVE							
Management Services	52,000.00	24,167.00	27,833.00	52,000.00	0.00	52,000.00	0.00
District Engineer	8,184.00	12,873.00	2,127.00	15,000.00	6,816.00	15,000.00	6,816.00
Trustees Fees	8,000.00	0.00	2,000.00	2,000.00	(6,000.00)	2,000.00	(6,000.00)
Accounting Services	31,000.00	12,917.00	18,083.00	31,000.00	0.00	31,000.00	0.00
Auditing Services	7,400.00	0.00	5,000.00	5,000.00	(2,400.00)	5,000.00	(2,400.00)
Arbitrage Rebate Calculation	650.00	0.00	0.00	0.00	(650.00)	0.00	(650.00)
Postage and Resident Notices	300.00	0.00	300.00	300.00	0.00	300.00	0.00
Professional Liability Insurance	2,785.00	2,205.00	1,795.00	4,000.00	1,215.00	4,000.00	1,215.00
Legal Advertising	850.00	487.00	363.00	850.00	0.00	850.00	0.00
Bank Fees	300.00	12.00	288.00	300.00	0.00	300.00	0.00
Dues, Licenses & Fees	175.00	175.00	49.00	224.00	49.00	224.00	49.00
Postage, Phone, Faxes, Copies	0.00	522.00	(222.00)	300.00	300.00	300.00	300.00
Website Development & Maintenance	1,500.00	625.00	875.00	1,500.00	0.00	1,500.00	0.00
ADA Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	114,644.00	53,983.00	59,991.00	113,974.00	(670.00)	113,974.00	(670.00)
LEGAL COUNSEL							
District Counsel	4,000.00	2,402.00	2,598.00	5,000.00	1,000.00	5,000.00	1,000.00
TOTAL LEGAL COUNSEL	4,000.00	2,402.00	2,598.00	5,000.00	1,000.00	5,000.00	1,000.00
OTHER PHYSICAL ENVIRONMENT							
Entry/Gate/Walls maintenance	0.00	0.00	620.00	620.00	620.00	620.00	620.00
Capital Improvements	0.00	0.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00
TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	0.00	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00
PARKS & RECREATION							
Gate Phone	0.00	0.00	200.00	200.00	200.00	200.00	200.00
TOTAL PARKS & RECREATION	0.00	0.00	200.00	200.00	200.00	200.00	200.00
CAPITAL RESERVE							
Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$130,644.00	\$59,585.00	\$68,059.00	\$130,644.00	\$0.00	\$130,644.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$69,960.00	(\$66,760.00)	\$200.00	\$200.00	\$0.00	\$0.00

Fiscal Year 2024
FINAL Annual Operating Budget

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 100

Financial & Administrative

Management Services

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

District Engineer

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

Disclosure Report

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

Trustee Fees

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

Auditing Services

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

Arbitrage Rebate Calculation

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

Financial Services

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

Postage, Phone, Faxes, Copies

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

Professional Liability Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

This is to aid in unforeseen issues.

Office Supplies

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

Website Development & Maintenance

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

Capital Outlay

This is to fund new items as required.

Legal Counsel

District Counsel

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

Reserves for Contingencies

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

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101
WINDSOR/MANDOLIN

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	215,224.00	213,084.00	0.00	215,224.00	0.00
TOTAL SPECIAL ASSESSMENTS	215,224.00	213,084.00	0.00	215,224.00	0.00
TOTAL REVENUES	\$215,224.00	\$213,084.00	\$0.00	\$215,224.00	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	38,000.00	24,903.00	13,097.00	38,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	38,000.00	24,903.00	13,097.00	38,000.00	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	600.00	299.00	301.00	600.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	600.00	299.00	301.00	600.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	3,500.00	0.00	1,000.00	1,000.00	(2,500.00)
General Liability Insurance	4,693.00	4,403.00	2,597.00	7,000.00	2,307.00
Plant Replacement Program	9,000.00	0.00	9,000.00	9,000.00	0.00
Landscape Maintenance - Contract	85,000.00	57,922.00	27,878.00	85,800.00	800.00
Landscape Maintenance - Other	6,300.00	575.00	5,425.00	6,000.00	(300.00)
Aquatics Maintenance	5,000.00	4,933.00	67.00	5,000.00	0.00
Aquatics Maintenance - Contract	12,000.00	5,300.00	7,700.00	13,000.00	1,000.00
Irrigation Maintenance	8,000.00	1,475.00	6,525.00	8,000.00	0.00
Entry /Gate/ Walls Maintenance	3,500.00	1,920.00	1,580.00	3,500.00	0.00
Capital Reserve	13,000.00	0.00	13,000.00	13,000.00	0.00
Pressure Washing - Common Areas	6,000.00	0.00	6,000.00	6,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	155,993.00	76,528.00	80,772.00	157,300.00	1,307.00
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	2,000.00	825.00	1,175.00	2,000.00	0.00
Sidewalk Maintenance	4,431.00	0.00	4,000.00	4,000.00	(431.00)
Decorative Light Maintenance	3,000.00	0.00	3,000.00	3,000.00	0.00
Holiday Decor	7,000.00	3,948.00	3,052.00	7,000.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	16,431.00	4,773.00	11,227.00	16,000.00	(431.00)
PARKS & RECREATION					
Off Duty Deputy Services	1,500.00	0.00	0.00	0.00	(1,500.00)
R&M-Fountain	0.00	375.00	0.00	400.00	400.00
Gate Phone	2,700.00	1,320.00	1,380.00	2,700.00	0.00
TOTAL PARKS & RECREATION	4,200.00	1,695.00	1,380.00	3,100.00	(1,100.00)
TOTAL EXPENDITURES	\$215,224.00	\$108,198.00	\$106,777.00	\$215,000.00	(\$224.00)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$104,886.00	(\$106,777.00)	\$224.00	\$224.00

Fiscal Year 2023
Budget Analysis

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101
WINDSOR/MANDOLIN

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 FINAL Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
O&M Assessments-Tax Roll	215,224.00	213,084.00	2,140.00	215,224.00	0.00	215,224.00	0.00
TOTAL SPECIAL ASSESSMENTS	215,224.00	213,084.00	2,140.00	215,224.00	0.00	215,224.00	0.00
TOTAL REVENUES	\$215,224.00	\$213,084.00	\$2,140.00	\$215,224.00	\$0.00	\$215,224.00	\$0.00
EXPENDITURES							
ELECTRIC UTILITY SERVICES							
Electric Utility Services	38,000.00	24,903.00	13,097.00	38,000.00	0.00	38,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	38,000.00	24,903.00	13,097.00	38,000.00	0.00	38,000.00	0.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	600.00	299.00	301.00	600.00	0.00	600.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	600.00	299.00	301.00	600.00	0.00	600.00	0.00
OTHER PHYSICAL ENVIRONMENT							
Storm Drain Maintenance	3,500.00	0.00	1,000.00	1,000.00	(2,500.00)	1,000.00	(2,500.00)
General Liability Insurance	4,693.00	4,403.00	2,597.00	7,000.00	2,307.00	7,000.00	2,307.00
Plant Replacement Program	9,000.00	0.00	9,000.00	9,000.00	0.00	9,000.00	0.00
Landscape Maintenance - Contract	85,000.00	57,922.00	27,878.00	85,800.00	800.00	85,924.00	924.00
Landscape Maintenance - Other	6,300.00	575.00	5,425.00	6,000.00	(300.00)	6,000.00	(300.00)
Aquatics Maintenance	5,000.00	4,933.00	67.00	5,000.00	0.00	5,000.00	0.00
Aquatics Maintenance - Contract	12,000.00	5,300.00	7,700.00	13,000.00	1,000.00	13,000.00	1,000.00
Irrigation Maintenance	8,000.00	1,475.00	6,525.00	8,000.00	0.00	8,000.00	0.00
Entry /Gate/ Walls Maintenance	3,500.00	1,920.00	1,580.00	3,500.00	0.00	3,500.00	0.00
Capital Reserve	13,000.00	0.00	13,000.00	13,000.00	0.00	13,000.00	0.00
Pressure Washing - Common Areas	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	155,993.00	76,528.00	80,772.00	157,300.00	1,307.00	157,424.00	1,431.00
ROADWAY, SIGNAGE & STREET LIGHTS							
Pavement & Signage Repairs	2,000.00	825.00	1,175.00	2,000.00	0.00	2,000.00	0.00
Sidewalk Maintenance	4,431.00	0.00	4,000.00	4,000.00	(431.00)	4,000.00	(431.00)
Decorative Light Maintenance	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00	0.00
Holiday Decor	7,000.00	3,948.00	3,052.00	7,000.00	0.00	7,000.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	16,431.00	4,773.00	11,227.00	16,000.00	(431.00)	16,000.00	(431.00)
PARKS & RECREATION							
Off Duty Deputy Services	1,500.00	0.00	0.00	0.00	(1,500.00)	0.00	(1,500.00)
R&M-Fountain	0.00	375.00	25.00	400.00	400.00	500.00	500.00
Gate Phone	2,700.00	1,320.00	1,380.00	2,700.00	0.00	2,700.00	0.00
TOTAL PARKS & RECREATION	4,200.00	1,695.00	1,405.00	3,100.00	(1,100.00)	3,200.00	(1,000.00)
TOTAL EXPENDITURES	\$215,224.00	\$108,198.00	\$106,802.00	\$215,000.00	(\$224.00)	\$215,224.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$104,886.00	(\$104,662.00)	\$224.00	\$224.00	\$0.00	\$0.00

Fiscal Year 2024
FINAL Annual Operating Budget

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 101

Electric Utility Services

Electric Utility Services - Entry

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

Other Physical Environment

Storm Drain Maintenance

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

General Liability Insurance

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Plant Replacement Program

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

Irrigation Maintenance

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

Entry & Walls Maintenance

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

Road & Street Facilities

Decorative Light Maintenance

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

Sidewalk Maintenance

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

Pavement and Signage Repairs

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

Street Sweeping

This item provides for cleaning of the District roadways.

Reserves

Capital Reserves

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

Operational Reserves

This item is intended develop ample reserves at the end of the fiscal year to allow the District to operate until

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102
HIGHLAND PARK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	288,519.00	287,852.00	667.00	288,519.00	0.00
TOTAL SPECIAL ASSESSMENTS	288,519.00	287,852.00	667.00	288,519.00	0.00
TOTAL REVENUES	\$288,519.00	\$287,852.00	\$667.00	\$288,519.00	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	5,000.00	2,940.00	4,060.00	7,000.00	2,000.00
TOTAL ELECTRIC UTILITY SERVICES	5,000.00	2,940.00	4,060.00	7,000.00	2,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	5,900.00	1,053.00	4,947.00	6,000.00	100.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,900.00	1,053.00	4,947.00	6,000.00	100.00
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	5,000.00	9,750.00	5,250.00	15,000.00	10,000.00
General Liability Insurance	3,200.00	5,855.00	4,145.00	10,000.00	6,800.00
Plant Replacement Program	18,500.00	5,032.00	4,968.00	10,000.00	(8,500.00)
Park Facility Maint. & Improvement	0.00	0.00	1,500.00	1,500.00	1,500.00
Aquatics Maintenance	6,000.00	0.00	5,000.00	5,000.00	(1,000.00)
Aquatics Control - Contract	19,500.00	8,100.00	11,400.00	19,500.00	0.00
Landscape Maintenance - Highland Park Contract	83,050.00	34,348.00	48,652.00	83,000.00	(50.00)
Landscape Maintenance - Racetrack Road Contract	17,000.00	7,199.00	9,801.00	17,000.00	0.00
Irrigation Maintenance	15,000.00	2,750.00	3,250.00	6,000.00	(9,000.00)
Entry/Gate/Walls Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
Miscellaneous Repairs & Maintenance	3,000.00	0.00	1,500.00	1,500.00	(1,500.00)
Pressure Washing - Common Areas	7,500.00	425.00	7,075.00	7,500.00	0.00
R&M-Other Landscape	0.00	544.00	956.00	1,500.00	1,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	179,250.00	74,003.00	104,997.00	179,000.00	(250.00)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	5,000.00	2,194.00	2,806.00	5,000.00	0.00
Sidewalk Maintenance	6,000.00	0.00	6,000.00	6,000.00	0.00
Street Light Maintenance	4,500.00	0.00	4,500.00	4,500.00	0.00
Decorative Light Maintenance	5,000.00	0.00	3,000.00	3,000.00	(2,000.00)
Holiday Decor	15,000.00	9,375.00	5,625.00	15,000.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	35,500.00	11,569.00	21,931.00	33,500.00	(2,000.00)
PARKS & RECREATION					
Off Duty Deputy Services	1,500.00	0.00	0.00	0.00	(1,500.00)
Fountain Maintenance	3,500.00	319.00	681.00	1,000.00	(2,500.00)
Park Facility Janitorial Maintenance Contracted	3,100.00	0.00	1,000.00	1,000.00	(2,100.00)
Park Facility Maintenance and Improvement	1,867.00	8,650.00	(1,150.00)	7,500.00	5,633.00
TOTAL PARKS & RECREATION	9,967.00	8,969.00	531.00	9,500.00	(467.00)
RESERVES					
Transfer to Operating Reserve	0.00	0.00	0.00	0.00	0.00
Capital Reserves	31,070.00	0.00	31,070.00	31,070.00	0.00
TOTAL RESERVES	31,070.00	0.00	31,070.00	31,070.00	0.00
TOTAL EXPENDITURES	\$266,687.00	\$98,534.00	\$167,536.00	\$266,070.00	(\$617.00)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$21,832.00	\$189,318.00	(\$166,869.00)	\$22,449.00	\$617.00
OTHER FINANCING SOURCES (USES)					
Transfer Out - Capital Reserve	(21,832.00)	0.00	0.00	0.00	21,832.00
TOTAL OTHER FINANCING SOURCES (USES)	(\$21,832.00)	\$0.00	\$0.00	\$0.00	\$21,832.00
Net change in Fund Balance	\$0.00	\$189,318.00	(\$166,869.00)	\$22,449.00	\$22,449.00

Fiscal Year 2023
Budget Analysis

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102
HIGHLAND PARK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 FINAL Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
O&M Assessments-Tax Roll	288,519.00	287,852.00	667.00	288,519.00	0.00	288,519.00	0.00
TOTAL SPECIAL ASSESSMENTS	288,519.00	287,852.00	667.00	288,519.00	0.00	288,519.00	0.00
TOTAL REVENUES	\$288,519.00	\$287,852.00	\$667.00	\$288,519.00	\$0.00	\$288,519.00	\$0.00
EXPENDITURES							
ELECTRIC UTILITY SERVICES							
Electric Utility Services	5,000.00	2,940.00	4,060.00	7,000.00	2,000.00	7,000.00	2,000.00
TOTAL ELECTRIC UTILITY SERVICES	5,000.00	2,940.00	4,060.00	7,000.00	2,000.00	7,000.00	2,000.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	5,900.00	1,053.00	4,947.00	6,000.00	100.00	6,000.00	100.00
TOTAL WATER-SEWER COMBINATION SERVICES	5,900.00	1,053.00	4,947.00	6,000.00	100.00	6,000.00	100.00
OTHER PHYSICAL ENVIRONMENT							
Storm Drain Maintenance	5,000.00	9,750.00	5,250.00	15,000.00	10,000.00	15,000.00	10,000.00
General Liability Insurance	3,200.00	5,855.00	4,145.00	10,000.00	6,800.00	10,000.00	6,800.00
Plant Replacement Program	18,500.00	5,032.00	4,968.00	10,000.00	(8,500.00)	10,000.00	(8,500.00)
Park Facility Maint. & Improvement	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Aquatics Maintenance	6,000.00	0.00	5,000.00	5,000.00	(1,000.00)	5,000.00	(1,000.00)
Aquatics Control - Contract	19,500.00	8,100.00	11,400.00	19,500.00	0.00	19,500.00	0.00
Landscape Maintenance - Highland Park Contract	83,050.00	34,348.00	48,652.00	83,000.00	(50.00)	83,050.00	0.00
Landscape Maintenance - Racetrack Road Contract	17,000.00	7,199.00	9,801.00	17,000.00	0.00	17,000.00	0.00
Irrigation Maintenance	15,000.00	2,750.00	3,250.00	6,000.00	(9,000.00)	6,000.00	(9,000.00)
Entry/Gate/Walls Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
Miscellaneous Repairs & Maintenance	3,000.00	0.00	1,500.00	1,500.00	(1,500.00)	3,000.00	0.00
Pressure Washing - Common Areas	7,500.00	425.00	7,075.00	7,500.00	0.00	7,500.00	0.00
R&M-Other Landscape	0.00	544.00	956.00	1,500.00	1,500.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	179,250.00	74,003.00	104,997.00	179,000.00	(250.00)	179,050.00	(200.00)
ROADWAY, SIGNAGE & STREET LIGHTS							
Pavement & Signage Repairs	5,000.00	2,194.00	2,806.00	5,000.00	0.00	5,000.00	0.00
Sidewalk Maintenance	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
Street Light Maintenance	4,500.00	0.00	4,500.00	4,500.00	0.00	4,500.00	0.00
Decorative Light Maintenance	5,000.00	0.00	3,000.00	3,000.00	(2,000.00)	3,000.00	(2,000.00)
Holiday Decor	15,000.00	9,375.00	5,625.00	15,000.00	0.00	15,000.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	35,500.00	11,569.00	21,931.00	33,500.00	(2,000.00)	33,500.00	(2,000.00)
PARKS & RECREATION							
Off Duty Deputy Services	1,500.00	0.00	0.00	0.00	(1,500.00)	1,467.00	(33.00)
Fountain Maintenance	3,500.00	319.00	681.00	1,000.00	(2,500.00)	3,500.00	0.00
Park Facility Janitorial Maintenance Contracted	3,100.00	0.00	1,000.00	1,000.00	(2,100.00)	2,000.00	(1,100.00)
Park Facility Maintenance and Improvement	1,867.00	8,650.00	(1,150.00)	7,500.00	5,633.00	3,100.00	1,233.00
TOTAL PARKS & RECREATION	9,967.00	8,969.00	531.00	9,500.00	(467.00)	10,067.00	100.00
RESERVES							
Transfer to Operating Reserve	0.00	0.00	0.00	0.00	0.00	31,070.00	31,070.00
Capital Reserves	31,070.00	0.00	31,070.00	31,070.00	0.00	21,832.00	(9,238.00)
TOTAL RESERVES	31,070.00	0.00	31,070.00	31,070.00	0.00	52,902.00	21,832.00
TOTAL EXPENDITURES	\$266,687.00	\$98,534.00	\$167,536.00	\$266,070.00	(\$617.00)	\$288,519.00	\$21,832.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURE	\$21,832.00	\$189,318.00	(\$166,869.00)	\$22,449.00	\$617.00	\$0.00	(\$21,832.00)
OTHER FINANCING SOURCES (USES)							
Transfer Out - Capital Reserve	(21,832.00)	0.00	0.00	0.00	21,832.00	0.00	21,832.00
TOTAL OTHER FINANCING SOURCES (USES)	(\$21,832.00)	\$0.00	\$0.00	\$0.00	\$21,832.00	\$0.00	\$21,832.00
Net change in Fund Balance	\$0.00	\$189,318.00	(\$115,591.18)	\$73,726.82	\$73,726.82	\$0.00	\$0.00

Fiscal Year 2024
FINAL Annual Operating Budget

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 102

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Water Utility Services - Capital Outla

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

Other Physical Environment

Storm Drain Maintenance

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

General Liability Insurance

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Landscape Maintenance - Consulting

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

Landscape Maintenance - Race Track

This item is for maintaining Race Track Rd. ROW .

Plant Replacement Program

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

Irrigation Maintenance

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

Entry & Walls Maintenance

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

Roadway, Signage & Streetlight

Street Sweeping

This item is for sweeping the streets.

Pavement Repairs

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

Signage Maintenance

This item is intended for repairing the Districts street signage.

Street Light Maintenance

This is for the maintenance of the ornamental street lights.

Decorative Light Maintenance

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

Parks & Recreation

Fountain Maintenance

This item is for maintaining the decorative fountains.

Park Facility Maintenance

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

Reserves

Capital Reserves

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

Operational Reserves

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

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103
MIXED USE

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
O&M Assessments-Tax Roll	75,458.00	74,707.00	751.00	75,458.00	0.00
TOTAL SPECIAL ASSESSMENTS	75,458.00	74,707.00	751.00	75,458.00	0.00
TOTAL REVENUES	\$75,458.00	\$74,707.00	\$751.00	\$75,458.00	\$0.00
EXPENDITURES					
ELECTRIC UTILITY SERVICES					
Electric Utility Services	1,650.00	983.00	667.00	1,650.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	1,650.00	983.00	667.00	1,650.00	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	436.00	1,570.07	2,006.07	6.07
TOTAL WATER-SEWER COMBINATION SERVICES	2,000.00	436.00	1,570.07	2,006.07	6.07
OTHER PHYSICAL ENVIRONMENT					
Storm Drain Maintenance	650.00	3,250.00	0.00	3,250.00	2,600.00
General Liability Insurance	2,500.00	1,951.00	549.00	2,500.00	0.00
Plant Replacement Program	5,500.00	1,677.00	823.00	2,500.00	(3,000.00)
Park Facility Maint. & Improvement	0.00	0.00	1,000.00	1,000.00	1,000.00
Landscape Maintenance - Other	1,000.00	181.00	319.00	500.00	(500.00)
Landscape Installation/Maintenance - Race Track Rd	1,000.00	0.00	500.00	500.00	(500.00)
Aquatics Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
Aquatics Control - Contract	6,500.00	2,700.00	3,300.00	6,000.00	(500.00)
Landscape Maintenance - Highland Park Contract	26,000.00	11,451.00	14,549.00	26,000.00	0.00
Landscape Maintenance - Racetrack Road Contract	6,000.00	2,398.00	3,602.00	6,000.00	0.00
Irrigation Maintenance	5,000.00	917.00	3,083.00	4,000.00	(1,000.00)
Entry/Gate/Walls Maintenance	1,000.00	0.00	500.00	500.00	(500.00)
Capital Reserve	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	1,500.00	0.00	1,000.00	1,000.00	(500.00)
Pressure Washing - Common Areas	2,200.00	0.00	2,200.00	2,200.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	60,350.00	24,525.00	32,925.00	57,450.00	(2,900.00)
ROADWAY, SIGNAGE & STREET LIGHTS					
Pavement & Signage Repairs	1,500.00	731.00	769.00	1,500.00	0.00
Sidewalk Maintenance	2,000.00	0.00	2,000.00	2,000.00	0.00
Street Light Maintenance	1,383.00	0.00	500.00	500.00	(883.00)
Decorative Light Maintenance	1,000.00	0.00	1,000.00	1,000.00	0.00
Holiday Decor	3,125.00	0.00	3,000.00	3,000.00	(125.00)
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	9,008.00	731.00	7,269.00	8,000.00	(1,008.00)
PARKS & RECREATION					
Fountain Maintenance	1,000.00	106.00	94.00	200.00	(800.00)
Park Facility Janitorial Maintenance Contracted	950.00	0.00	0.00	0.00	(950.00)
Park Facility Maintenance and Improvement	500.00	3,023.00	(404.00)	2,619.00	2,119.00
TOTAL PARKS & RECREATION	2,450.00	3,129.00	(310.00)	2,819.00	369.00
TOTAL EXPENDITURES	\$75,458.00	\$29,804.00	\$42,121.07	\$71,925.07	(\$3,532.93)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$44,903.00	(\$41,370.07)	\$3,532.93	\$3,532.93

Fiscal Year 2023
Budget Analysis

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103
MIXED USE

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 FINAL Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
O&M Assessments-Tax Roll	75,458.00	74,707.00	751.00	75,458.00	0.00	75,458.00	0.00
TOTAL SPECIAL ASSESSMENTS	75,458.00	74,707.00	751.00	75,458.00	0.00	75,458.00	0.00
TOTAL REVENUES	\$75,458.00	\$74,707.00	\$751.00	\$75,458.00	\$0.00	\$75,458.00	\$0.00
EXPENDITURES							
ELECTRIC UTILITY SERVICES							
Electric Utility Services	1,650.00	983.00	667.00	1,650.00	0.00	1,650.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	1,650.00	983.00	667.00	1,650.00	0.00	1,650.00	0.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	2,000.00	436.00	1,570.07	2,006.07	6.07	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	2,000.00	436.00	1,570.07	2,006.07	6.07	2,000.00	0.00
OTHER PHYSICAL ENVIRONMENT							
Storm Drain Maintenance	650.00	3,250.00	0.00	3,250.00	2,600.00	650.00	0.00
General Liability Insurance	2,500.00	1,951.00	549.00	2,500.00	0.00	3,500.00	1,000.00
Plant Replacement Program	5,500.00	1,677.00	823.00	2,500.00	(3,000.00)	3,500.00	(2,000.00)
Park Facility Maint. & Improvement	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Landscape Maintenance - Other	1,000.00	181.00	319.00	500.00	(500.00)	500.00	(500.00)
Landscape Installation/Maintenance - Race Track Rd	1,000.00	0.00	500.00	500.00	(500.00)	500.00	(500.00)
Aquatics Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
Aquatics Control - Contract	6,500.00	2,700.00	3,300.00	6,000.00	(500.00)	6,500.00	0.00
Landscape Maintenance - Highland Park Contract	26,000.00	11,451.00	14,549.00	26,000.00	0.00	26,000.00	0.00
Landscape Maintenance - Racetrack Road Contract	6,000.00	2,398.00	3,602.00	6,000.00	0.00	6,000.00	0.00
Irrigation Maintenance	5,000.00	917.00	3,083.00	4,000.00	(1,000.00)	5,000.00	0.00
Entry/Gate/Walls Maintenance	1,000.00	0.00	500.00	500.00	(500.00)	1,000.00	0.00
Capital Reserve	0.00	0.00	0.00	0.00	0.00	2,199.00	2,199.00
Miscellaneous Repairs & Maintenance	1,500.00	0.00	1,000.00	1,000.00	(500.00)	250.00	(1,250.00)
Pressure Washing - Common Areas	2,200.00	0.00	2,200.00	2,200.00	0.00	2,200.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	60,350.00	24,525.00	32,925.00	57,450.00	(2,900.00)	60,299.00	(51.00)
ROADWAY, SIGNAGE & STREET LIGHTS							
Pavement & Signage Repairs	1,500.00	731.00	769.00	1,500.00	0.00	1,500.00	0.00
Sidewalk Maintenance	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Street Light Maintenance	1,383.00	0.00	500.00	500.00	(883.00)	433.00	(950.00)
Decorative Light Maintenance	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
Holiday Decor	3,125.00	0.00	3,000.00	3,000.00	(125.00)	3,125.00	0.00
TOTAL ROADWAY, SIGNAGE & STREET LIGHTS	9,008.00	731.00	7,269.00	8,000.00	(1,008.00)	8,058.00	(950.00)
PARKS & RECREATION							
Fountain Maintenance	1,000.00	106.00	94.00	200.00	(800.00)	1,000.00	0.00
Park Facility Janitorial Maintenance Contracted	950.00	0.00	0.00	0.00	(950.00)	950.00	0.00
Park Facility Maintenance and Improvement	500.00	3,023.00	(404.00)	2,619.00	2,119.00	1,500.00	1,000.00
TOTAL PARKS & RECREATION	2,450.00	3,129.00	(310.00)	2,819.00	369.00	3,450.00	1,000.00
TOTAL EXPENDITURES	\$75,458.00	\$29,804.00	\$42,121.07	\$71,925.07	(\$3,532.93)	\$75,458.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURE	\$0.00	\$44,903.00	(\$41,370.07)	\$3,532.93	\$3,532.93	\$0.00	\$0.00

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Fiscal Year 2024
FINAL Annual Operating Budget

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 103

Electric Utility Services

Electric Utility Services

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Storm Drain Maintenance

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

General Liability Insurance

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Landscape Maintenance - Consulting

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

Landscape Maintenance - Race Track

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

Plant Replacement Program

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

Irrigation Maintenance

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

Entry & Walls Maintenance

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

Roadway, Signage & Streetlight

Street Sweeping

This item is for sweeping the streets.

Pavement Repairs

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

Signage Maintenance

This item is intended for repairing the Districts street signage.

Street Light Maintenance

This is for the maintenance of the ornamental street lights.

Decorative Light Maintenance

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

Fountain Maintenance

This item is for maintaining the decorative fountains.

Park Facility Maintenance

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

Reserves

Capital Reserves

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

Operational Reserves

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

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021-1 - WINDSOR/MANDOLIN

REVENUES

CDD Debt Service Assessments	\$	267,568
TOTAL REVENUES	\$	267,568

EXPENDITURES

Series 2021-1 May Bond Principal Payment	\$	225,000
Series 2021-1 May Bond Interest Payment	\$	22,437
Series 2021-1 November Bond Interest Payment	\$	20,131
TOTAL EXPENDITURES	\$	267,568
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	2,407,000
Principal Payment Applied Toward Series 2021-1 Bonds	\$	225,000
Bonds Outstanding - Period Ending 11/1/2024	\$	2,182,000

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021-2 - HIGHLAND PARK

REVENUES

CDD Debt Service Assessments	\$	328,005
TOTAL REVENUES	\$	328,005

EXPENDITURES

Series 2021-2 May Bond Principal Payment	\$	262,000
Series 2021-2 May Bond Interest Payment	\$	34,411
Series 2021-2 November Bond Interest Payment	\$	31,594
TOTAL EXPENDITURES	\$	328,005
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	3,449,000
Principal Payment Applied Toward Series 2021-2 Bonds	\$	262,000
Bonds Outstanding - Period Ending 11/1/2024	\$	3,187,000

PARK PLACE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	ERU Factor	Lot Count	Total ERU's	Debt Service - Series 2021-1	Debt Service - Series 2021-2	General Fund 100	General Fund 101	General Fund 102	General Fund 103	Fiscal Year 2024 Total	Fiscal Year 2023 Total	Total Inc/(Dec) in Annual Assmt ⁽²⁾
Mandolin¹												
Single Family 50'	1.00	101	176.75	\$892.39	\$0.00	\$220.23	\$830.81	\$0.00	\$0.00	\$1,943.43	\$1,943.43	\$0.00
Single Family 60'	1.20	108	216	\$1,019.87	\$0.00	\$220.23	\$830.81	\$0.00	\$0.00	\$2,070.91	\$2,070.91	\$0.00
Windsor¹												
Townhome	0.37	182	182	\$509.94	\$0.00	\$73.85	\$331.32	\$0.00	\$0.00	\$915.11	\$915.11	(\$0.00)
Highland Park¹												
Townhome 22'	0.44	40	17.6	\$0.00	\$725.70	\$191.72	\$0.00	\$901.26	\$0.00	\$1,818.68	\$1,818.68	\$0.00
Townhome 25/26'	0.52	60	31.2	\$0.00	\$742.28	\$191.72	\$0.00	\$904.51	\$0.00	\$1,838.50	\$1,838.50	\$0.00
Townhome 28'	0.56	25	14	\$0.00	\$783.75	\$191.72	\$0.00	\$912.61	\$0.00	\$1,888.08	\$1,888.08	\$0.00
Single Family 40'	0.80	58	46.4	\$0.00	\$825.22	\$191.72	\$0.00	\$920.71	\$0.00	\$1,937.65	\$1,937.65	\$0.00
Single Family 50'	1.00	44	44	\$0.00	\$1,030.90	\$191.72	\$0.00	\$960.92	\$0.00	\$2,183.54	\$2,183.54	\$0.00
Single Family 70'	1.40	54	75.6	\$0.00	\$1,443.93	\$191.72	\$0.00	\$1,041.64	\$0.00	\$2,677.29	\$2,677.29	\$0.00
Single Family 80'	1.60	29	46.4	\$0.00	\$1,650.44	\$191.72	\$0.00	\$1,082.01	\$0.00	\$2,924.16	\$2,924.16	\$0.00
Single Family 90'	1.80	5	9	\$0.00	\$1,856.12	\$191.72	\$0.00	\$1,122.21	\$0.00	\$3,170.05	\$3,170.05	\$0.00
Single Family 150'	3.00	9	27	\$0.00	\$2,681.31	\$191.72	\$0.00	\$1,283.53	\$0.00	\$4,156.56	\$4,156.56	\$0.00
Mixed Use¹												
Apartments	0.35	239	83.65	\$0.00	\$0.00	\$69.34	\$0.00	\$0.00	\$276.76	\$346.10	\$346.10	\$0.00
School	1.00	10	10	\$0.00	\$1,237.42	\$72.47	\$0.00	\$241.85	\$353.72	\$1,905.46	\$1,905.46	\$0.00
Commercial	3.00	5.2	15.6	\$0.00	\$0.00	\$600.42	\$0.00	\$0.00	\$2,372.25	\$2,972.67	\$2,972.67	\$0.00

Notations:

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

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