

***Park Place  
Community Development District***

**October 18, 2023**

**Agenda Package**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

**Board of Supervisors**

Cathy Powell, Chairman  
Andrea Jackson, Vice Chairperson  
Erica Lavina, Assistant Secretary  
Eric Bullard, Assistant Secretary  
Jason Filos, Assistant Secretary

Angie Grunwald, District Manager  
John Vericker., District Counsel  
Phil Chang., District Engineer

**Regular Meeting Agenda**

Wednesday, October 18, 2023, at 11:00 a.m.

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**Join Zoom Meeting**

**<https://us06web.zoom.us/j/82045900217?pwd=VFJlVEthRmJiYnRqRll6b0hnZkNvUT09>**

**Meeting ID: 820 4590 0217 Passcode: 372123 Dial by your location +305 224 1968**

*All cellular phones and pagers must be turned off during the meeting.*

**1. Call to order/Roll call**

**2. Audience Comments** *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*

**3. Staff Reports**

A. District Engineer

B. District Landscaper

i. Yellowstone Landscape Proposal

C. District Counsel

**4. Business items**

A. Discussion on Spearem Enterprises LLC, Proposals

B. General Matters of the District

**5. Consent Agenda**

A. Consideration of Meeting Minutes of the Regular Meeting on September 20, 2023

B. Review of Financial Statements Month Ending September 30, 2023

**6. Manager's Reports**

A. District Manager

i. Aquatics Report

ii. Community Inspection Report

iii. Manager's Report

**7. Audience Questions, Comments and Discussion forum**

**8. Adjournment**

\*Next meeting is on November 15, 2023, at 11:00 a.m.

Sincerely,

*Gene Roberts*

**District Office**

Inframark  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

**Meeting Location:**

The Lake House  
11740 Casa Lago Lane.  
Tampa, FL 33626

## **Third Order of Business**

**3Bi.**



Proposal #350086

Date: 10/11/2023

From: Seth Mendoza

## Proposal For

## Park Place CDD

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

main:  
mobile:

## Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Jasmine tear out/mulching

Terms: Net 30

- sprayed out the jasmines beds because they were doing really bad
- two beds near club house and two beds towards the end of canopy
- tearing out 2 hollie trees inside fence at bus stop
- installing 45 (3gal) Dwarf Oysters to fill in the space at the bus station
- Jasmine areas will be Sodded
- cleaning out invasive plants in island near daycare

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$600.000	\$600.00
Dwarf Oysters	45.00	\$27.000	\$1,215.00
Mulch	1.00	\$170.000	\$170.00
Sod	900.00	\$5.000	\$4,500.00

## Client Notes

Signature

X

SUBTOTAL	\$6,485.00
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$6,485.00</b>

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

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

Contact

Assigned To

Print Name: \_\_\_\_\_

Seth Mendoza  
Office:  
semendoza@yellowstonelandscape.com

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Proposal #359065

Date: 10/11/2023

From: Seth Mendoza

## Proposal For

## Park Place CDD

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

main:  
mobile:

## Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

## Plant install/replacements

Terms: Net 30

- Plant installs for the 3 islands near club house
- Mulch for the new plant installs
- Ixora and Arborescences are to fill in gaps on the bigger island and fill in small islands
- purple fountain grasses to go around electrical box on the first small island.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$1,625.000	\$1,625.00
ixora	30.00	\$18.500	\$555.00
Arborescences	30.00	\$18.500	\$555.00
Purple Fountain grass	10.00	\$18.500	\$185.00

## Client Notes

Signature

x

SUBTOTAL \$2,920.00

SALES TAX \$0.00

TOTAL \$2,920.00

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

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

Contact

Assigned To

Print Name: \_\_\_\_\_

Seth Mendoza  
Office:  
semendoza@yellowstonelandscape.com

Title: \_\_\_\_\_

Date: \_\_\_\_\_





Proposal #358967

Date: 10/11/2023

From: Seth Mendoza

## Proposal For

Park Place CDD

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

main:  
mobile:

## Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Removing juniper at electrical box

Terms: Net 30

- Removing juniper to have electrical box painted
- 6feet around the electrical box all sides
- This is just removal will discuss what to put there or just mulch
- disposal/dumping included into the labor hours
- this also includes removing all the invasive plants and dead shrubs
- preparing everything for the plant installs on the other proposal

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$2,200.000	\$2,200.00

## Client Notes

Signature

x

SUBTOTAL	\$2,200.00
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$2,200.00</b>

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

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

## Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Assigned To

Seth Mendoza

Office:  
semendoza@yellowstonelandscape.com

# **Fourth Order of Business**

**4A**



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

**Estimate 1605**

**ADDRESS**

park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$900.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Mandolin Reserve: outside the gates Pressure wash lamp poles, entryway monuments, sidewalks, curbs and gates, columns. Inside the gates all community sidewalks around ponds and nature areas and all storm drains	1	900.00	900.00

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.

**TOTAL**

**\$900.00**

**THANK YOU.**

Accepted By

Accepted Date



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

**Estimate 1609**

#### ADDRESS

Park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$950.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Windsor Place: Pressure Wash brick wall and monument along Citrus Parkway and Country way to neighborhood entrance including sidewalks and entryway monuments at the entrance	1	950.00	950.00

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.

**TOTAL**

**\$950.00**

THANK YOU.

Accepted By

Accepted Date



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

**Estimate 1610**

**ADDRESS**

Meritus  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$1,774.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Mandolin Estates Entry way outside the gates Pressure Wash lamp poles, signs, monuments, sidewalks, curbs, gate and columns. inside the gates all storm drains and community sidewalks around the ponds and nature areas	1	1,774.00	1,774.00

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.

**TOTAL**

**\$1,774.00**

THANK YOU.

Accepted By

Accepted Date



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

# Estimate 1611

## ADDRESS

Park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$685.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Pressure Wash sidewalks, curbs, street poles, columns and entryway gate at entrance South Mobley and Race Track.	1	685.00	685.00

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.

TOTAL

**\$685.00**

THANK YOU.

Accepted By

Accepted Date



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

# Estimate 1612

## ADDRESS

Park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$1,940.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Highland Park Phase 2 Brick place and canopy drive Island park Pressure Wash 1, 050 ft of sidewalks and curbs including Fountain, pump house Island sidewalks, storm drains, benches, statues, water fountain and pump house.	1	1,940.00	1,940.00

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.

TOTAL

**\$1,940.00**

THANK YOU.

Accepted By

Accepted Date





**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

**Estimate 1613**

**ADDRESS**

park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$1,725.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Highland Park Phase 1 Pressure Wash sidewalks, curbs, storm drains and clock tower a base from Race Track Rd along Ecclesia Dr to the playground. Playground included.	1	1,725.00	1,725.00

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.

**TOTAL**

**\$1,725.00**

THANK YOU.

Accepted By

Accepted Date



**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139978101  
 spearem.jmb@gmail.com

# Estimate 1614

## ADDRESS

Park place  
 Inframark  
 2005 Pan Am Circle, Suite  
 120  
 Tampa , FL 33607

DATE  
 10/10/2023

TOTAL  
 \$1,950.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Highland Park Phase 3 Cotswald Drive and Bournemouth Rd, Pressure Wash 3,000 ft sidewalks, curbs, storm drains and all community areas including the dock and small park area	1	1,950.00	1,950.00

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.

TOTAL

**\$1,950.00**

THANK YOU.

Accepted By

Accepted Date

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**PROPOSAL****ADDRESS**

Park Place CDD

Inframark

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**PROPOSAL #** 1876**DATE** 10/10/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	550.00	550.00
Calf path entryway : Pressure wash entryway including gates planters, columns and curbs			

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.

**TOTAL****\$550.00**

Accepted By

Accepted Date

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**PROPOSAL****ADDRESS**

Park Place CDD

Inframark

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**PROPOSAL #** 1877**DATE** 10/10/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	1,900.00	1,900.00
Pressure wash sidewalks and curbs and storm drains along Canopy drive from the playground toward the one-way loop including the entire loop perfect place and splendid drive			

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.

**TOTAL****\$1,900.00**

Accepted By

Accepted Date

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**PROPOSAL****ADDRESS**

Park Place CDD

Inframark

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**PROPOSAL #** 1878**DATE** 10/10/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	1,200.00	1,200.00
Pressure wash all sidewalks curbs and storm drains along Fountainhead from the fountain park to the end of the townhomes toward racetrack rd			

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.

**TOTAL****\$1,200.00**

Accepted By

Accepted Date

# **Fifth Order of Business**

**5A**

**MINUTES OF MEETING  
PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Park Place Community Development District was held on Wednesday, September 20, 2023, and called to order at 11:03 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

Present and constituting a quorum were:

Cathy Powell	Chairperson
Andrea Jackson	Vice Chairperson
Eric Bullard	Assistant Secretary <i>(via audio communication)</i>
Erica Lavina	Assistant Secretary <i>(via audio communication)</i>
Jason Filos	Assistant Secretary <i>(via audio communication)</i>

Also present were:

Angie Grunwald	District Manager
Gene Roberts	District Manager
Lynn	WOW Magazine
Bill	HOA
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being no public comments, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Vendor and Staff Reports**

**A. District Engineer**

Ms. Grunwald provided an update on behalf of the engineer.

**B. District Landscaper**

**i. Yellowstone Landscape Proposal**

Mr. Seth a representative from Yellowstone discussed the proposals with the Board. Ms. Jackson would like to meet with him onsite to review and discuss.

The proposals were tabled to the next meeting.

**C. District Counsel**

There being no report, the next order of business followed.

UNAPPROVED



**FOURTH ORDER OF BUSINESS** **Business Items**

**A. Discussion on Citrus Park Wall Project**

Mr. Tim. B and Mr. Tim. C. provided an update regarding Citrus Park wall project with the Board.

**B. Discussion on Pressure Washing**

Ms. Grunwald discussed the proposals.

On MOTION by Mr. Bullard seconded by Ms. Powell with all in favor proposal for Pressure Washing by Spearem Enterprises, LLC for \$880, was approved. 5-0

**C. Consideration on Resolution 2023-07; CDD ROW Maintenance Agreements**

Ms. Grunwald reviewed the Resolution with the Board.

On MOTION by Ms. Powell seconded by Mr. Bullard with all in favor Resolution 2023-07, CDD ROW Maintenance Agreements for Citrus Park was adopted as discussed. 5-0

The Row Maintenance Agreement for Country Way Blvd. was tabled.

**D. General Matters of the District**

Ms. Grunwald discussed holiday lighting proposals with the Board.

On MOTION by Ms. Jackson seconded by Mr. Bullard with all in favor Holiday Lighting in a not to exceed budget amount of \$18,000 for Highland Park CDD, was approved. 5-0

On MOTION by Mr. Bullard seconded by Ms. Jackson with all in favor Holiday Lighting in a not to exceed budget amount of \$7,000 for Park Place CDD/Windsor/ Mandolin Estates and Reserve, was approved. 5-0

**FIFTH ORDER OF BUSINESS** **Consent Agenda**

**A. Consideration of Meeting Minutes of the Public Hearing Meeting August 16, 2023**

**B. Consideration of Operations and Maintenance Expenditures August 2023**

**C. Review of Financial Statements Month Ending August 31, 2023**

The Board reviewed the Consent Agenda items.

On MOTION by Ms. Powell seconded by Mr. Bullard with all in favor the Consent Agenda Items was approved. 5-0

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. Aquatics & Fountains Report**

**ii. Community Inspection Report**

**iii. Manager's Report**

Ms. Grunwald discussed the Managers' Report with the Board.

The Board reviewed the Aquatics and Fountains Report, and Community Inspection Report.

**SEVENTH ORDER OF BUSIENSS**

**Audience Questions, Comments and Discussions**

There being no audience comments, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Powell seconded by Mr. Bullard with all in favor the meeting was adjourned. 5-0
--

\_\_\_\_\_  
Gene Roberts

Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**5B**

# **Park Place Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



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 September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021-1	SERIES 2021-2	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
<b>ASSETS</b>								
Cash - Checking Account	\$ 705,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705,343
Accounts Receivable - Other	347	-	-	-	-	-	-	347
Due From Other Funds	-	2,327	2,842	-	-	-	-	5,169
Investments:								
Acquisition & Construction Account	-	-	-	879,964	108,140	-	-	988,104
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	54,926	87,354	-	-	-	-	142,280
Deposits	10,777	-	-	-	-	-	-	10,777
Fixed Assets								
Land & Improvements	-	-	-	-	-	1,861,517	-	1,861,517
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	10,095,559	-	10,095,559
Recreational Facilities	-	-	-	-	-	592,636	-	592,636
Construction Work In Process	-	-	-	-	-	501,945	-	501,945
Amount Avail In Debt Services	-	-	-	-	-	-	423,204	423,204
Amount To Be Provided	-	-	-	-	-	-	5,442,796	5,442,796
<b>TOTAL ASSETS</b>	<b>\$ 716,467</b>	<b>\$ 57,260</b>	<b>\$ 90,196</b>	<b>\$ 879,964</b>	<b>\$ 108,140</b>	<b>\$ 13,051,657</b>	<b>\$ 5,866,000</b>	<b>\$ 20,769,684</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 3,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,569
Bonds Payable	-	-	-	-	-	-	5,866,000	5,866,000
Due To Other Funds	5,169	-	-	-	-	-	-	5,169
<b>TOTAL LIABILITIES</b>	<b>8,738</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,866,000</b>	<b>5,874,738</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	57,260	90,196	-	-	-	-	147,456
Capital Projects	-	-	-	879,964	108,140	-	-	988,104
Unassigned:	707,729	-	-	-	-	13,051,657	-	13,759,386
<b>TOTAL FUND BALANCES</b>	<b>\$ 707,729</b>	<b>\$ 57,260</b>	<b>\$ 90,196</b>	<b>\$ 879,964</b>	<b>\$ 108,140</b>	<b>\$ 13,051,657</b>	<b>\$ -</b>	<b>\$ 14,894,946</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 716,467</b>	<b>\$ 57,260</b>	<b>\$ 90,196</b>	<b>\$ 879,964</b>	<b>\$ 108,140</b>	<b>\$ 13,051,657</b>	<b>\$ 5,866,000</b>	<b>\$ 20,769,684</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Admin (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 130,644	\$ 135,068	\$ 4,424	103.39%
Other Miscellaneous Revenues	-	17,704	17,704	0.00%
<b>TOTAL REVENUES</b>	<b>130,644</b>	<b>152,772</b>	<b>22,128</b>	<b>116.94%</b>

**EXPENDITURES****Administration**

Supervisor Fees	12,000	11,000	1,000	91.67%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	8,000	4,041	3,959	50.51%
District Counsel	4,000	14,220	(10,220)	355.50%
District Engineer	8,184	34,390	(26,206)	420.21%
Accounting Services	31,000	31,000	-	100.00%
Auditing Services	7,400	-	7,400	0.00%
Contracts-Mgmt Services	52,000	58,000	(6,000)	111.54%
Website Compliance	1,500	1,700	(200)	113.33%
Public Officials Insurance	2,785	2,205	580	79.17%
Legal Advertising	850	4,890	(4,040)	575.29%
Bank Fees	300	12	288	4.00%
Postage and Resident Notices	300	674	(374)	224.67%
Website Administration	1,500	1,870	(370)	124.67%
Dues, Licenses, Subscriptions	175	233	(58)	133.14%
<b>Total Administration</b>	<b>130,644</b>	<b>164,235</b>	<b>(33,591)</b>	<b>125.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>130,644</b>	<b>164,235</b>	<b>(33,591)</b>	<b>125.71%</b>

Excess (deficiency) of revenues

**Over (under) expenditures**

-	(11,463)	(11,463)	0.00%
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**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Highland Park (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 288,519	\$ 300,587	\$ 12,068	104.18%
<b>TOTAL REVENUES</b>	<b>288,519</b>	<b>300,587</b>	<b>12,068</b>	<b>104.18%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Utility Services</u></b>				
Utility - Water	5,900	5,969	(69)	101.17%
Utility - Electric	5,000	9,060	(4,060)	181.20%
<b>Total Utility Services</b>	<b>10,900</b>	<b>15,029</b>	<b>(4,129)</b>	<b>137.88%</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Aquatic Control	19,500	21,574	(2,074)	110.64%
Storm Drain Maintenance	5,000	9,750	(4,750)	195.00%
Insurance - General Liability	3,200	5,855	(2,655)	182.97%
R&M-Pressure Washing	7,500	1,200	6,300	16.00%
Landscape Maint. - Highland Park Contract	83,050	82,434	616	99.26%
Landscape Maint. - Racetrack Road Contract	17,000	17,279	(279)	101.64%
Plant Replacement Program	18,500	12,620	5,880	68.22%
Miscellaneous Maintenance	3,000	6,749	(3,749)	224.97%
Irrigation Maintenance	15,000	4,169	10,831	27.79%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Aquatic Maintenance	6,000	351	5,649	5.85%
<b>Total Other Physical Environment</b>	<b>179,250</b>	<b>161,981</b>	<b>17,269</b>	<b>90.37%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	6,000	-	6,000	0.00%
R&M-Streetlights	4,500	-	4,500	0.00%
Decorative Light Maintenance	5,000	-	5,000	0.00%
Pavement and Signage Repairs	5,000	2,653	2,347	53.06%
Holiday Lighting & Decorations	15,000	9,375	5,625	62.50%
<b>Total Road and Street Facilities</b>	<b>35,500</b>	<b>12,028</b>	<b>23,472</b>	<b>33.88%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Highland Park (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Contract - Park Facility Janitorial Maintenance	3,100	-	3,100	0.00%
Off Duty Sheriff's Deputies	1,500	-	1,500	0.00%
R&M-Fountain	3,500	1,518	1,982	43.37%
Park Facility Maint. & Improvement	1,867	14,997	(13,130)	803.27%
<b>Total Parks and Recreation</b>	<b>9,967</b>	<b>16,515</b>	<b>(6,548)</b>	<b>165.70%</b>
<b><u>Reserves</u></b>				
Capital Reserve	31,070	-	31,070	0.00%
<b>Total Reserves</b>	<b>31,070</b>	<b>-</b>	<b>31,070</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>266,687</b>	<b>205,553</b>	<b>61,134</b>	<b>77.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	21,832	95,034	73,202	435.30%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer Out - Capital Reserve	(21,832)	-	21,832	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(21,832)</b>	<b>-</b>	<b>21,832</b>	<b>0.00%</b>
<b>Net change in fund balance</b>	<b>\$ -</b>	<b>\$ 95,034</b>	<b>\$ 95,034</b>	<b>0.00%</b>



**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Windsor/Mandolin (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 215,224	\$ 222,511	\$ 7,287	103.39%
<b>TOTAL REVENUES</b>	<b>215,224</b>	<b>222,511</b>	<b>7,287</b>	<b>103.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Utility Services</u></b>				
Utility - Water	600	652	(52)	108.67%
Utility - Electric	38,000	60,469	(22,469)	159.13%
<b>Total Utility Services</b>	<b>38,600</b>	<b>61,121</b>	<b>(22,521)</b>	<b>158.34%</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Aquatic Control	12,000	12,414	(414)	103.45%
Storm Drain Maintenance	3,500	-	3,500	0.00%
Insurance - General Liability	4,693	4,403	290	93.82%
R&M-Other Landscape	6,300	4,487	1,813	71.22%
R&M-Pressure Washing	6,000	-	6,000	0.00%
Landscape Maintenance	85,000	114,572	(29,572)	134.79%
Entry/Gate/Walls Maintenance	3,500	4,457	(957)	127.34%
Plant Replacement Program	9,000	2,134	6,866	23.71%
Irrigation Maintenance	8,000	3,691	4,309	46.14%
Aquatic Maintenance	5,000	6,516	(1,516)	130.32%
Capital Improvements	13,000	-	13,000	0.00%
<b>Total Other Physical Environment</b>	<b>155,993</b>	<b>152,674</b>	<b>3,319</b>	<b>97.87%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	4,431	880	3,551	19.86%
Decorative Light Maintenance	3,000	-	3,000	0.00%
Pavement and Signage Repairs	2,000	2,163	(163)	108.15%
Holiday Lighting & Decorations	7,000	3,948	3,052	56.40%
<b>Total Road and Street Facilities</b>	<b>16,431</b>	<b>6,991</b>	<b>9,440</b>	<b>42.55%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Windsor/Mandolin (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Off Duty Sheriff's Deputies	1,500	-	1,500	0.00%
Gate Phone	2,700	3,231	(531)	119.67%
<b>Total Parks and Recreation</b>	<b>4,200</b>	<b>3,231</b>	<b>969</b>	<b>76.93%</b>
<b>TOTAL EXPENDITURES</b>	<b>215,224</b>	<b>224,017</b>	<b>(8,793)</b>	<b>104.09%</b>
Excess (deficiency) of revenues				
<b>Over (under) expenditures</b>	<b>-</b>	<b>(1,506)</b>	<b>(1,506)</b>	<b>0.00%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Mixed Use (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 75,458	\$ 78,012	\$ 2,554	103.38%
<b>TOTAL REVENUES</b>	<b>75,458</b>	<b>78,012</b>	<b>2,554</b>	<b>103.38%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Utility Services</u></b>				
Utility - Water	2,000	2,075	(75)	103.75%
Utility - Electric	1,650	2,950	(1,300)	178.79%
<b>Total Utility Services</b>	<b>3,650</b>	<b>5,025</b>	<b>(1,375)</b>	<b>137.67%</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Aquatic Control	6,500	6,541	(41)	100.63%
Storm Drain Maintenance	650	3,250	(2,600)	500.00%
Insurance - General Liability	2,500	1,951	549	78.04%
R&M-Other Landscape	1,000	1,881	(881)	188.10%
R&M-Pressure Washing	2,200	188	2,012	8.55%
Landscape Maint. - Highland Park Contract	26,000	27,484	(1,484)	105.71%
Landscape Maint. - Racetrack Road Contract	6,000	5,754	246	95.90%
Landscape Install/Maint-Racetrack Rd	1,000	-	1,000	0.00%
Entry/Gate/Walls Maintenance	1,000	-	1,000	0.00%
Plant Replacement Program	5,500	4,207	1,293	76.49%
Miscellaneous Maintenance	1,500	2,068	(568)	137.87%
Irrigation Maintenance	5,000	1,390	3,610	27.80%
Aquatic Maintenance	1,500	117	1,383	7.80%
<b>Total Other Physical Environment</b>	<b>60,350</b>	<b>54,831</b>	<b>5,519</b>	<b>90.86%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	2,000	-	2,000	0.00%
R&M-Streetlights	1,383	-	1,383	0.00%
Decorative Light Maintenance	1,000	-	1,000	0.00%
Pavement and Signage Repairs	1,500	884	616	58.93%
Holiday Lighting & Decorations	3,125	-	3,125	0.00%
<b>Total Road and Street Facilities</b>	<b>9,008</b>	<b>884</b>	<b>8,124</b>	<b>9.81%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund - Mixed Use (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Contract - Park Facility Janitorial Maintenance	950	-	950	0.00%
R&M-Fountain	1,000	506	494	50.60%
Park Facility Maint. & Improvement	500	4,876	(4,376)	975.20%
<b>Total Parks and Recreation</b>	<b>2,450</b>	<b>5,382</b>	<b>(2,932)</b>	<b>219.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>75,458</b>	<b>66,122</b>	<b>9,336</b>	<b>87.63%</b>
Excess (deficiency) of revenues				
<b>Over (under) expenditures</b>	<b>-</b>	<b>11,890</b>	<b>11,890</b>	<b>0.00%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021-1 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,649	\$ 3,649	0.00%
Special Assmnts- Tax Collector	594,703	278,769	(315,934)	46.88%
<b>TOTAL REVENUES</b>	<b>594,703</b>	<b>282,418</b>	<b>(312,285)</b>	<b>47.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	476,000	221,000	255,000	46.43%
Interest Expense	118,703	49,405	69,298	41.62%
<b>Total Debt Service</b>	<b>594,703</b>	<b>270,405</b>	<b>324,298</b>	<b>45.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>594,703</b>	<b>270,405</b>	<b>324,298</b>	<b>45.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,013	12,013	0.00%
Net change in fund balance	\$ -	\$ 12,013	\$ 12,013	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>45,247</b>	<b>45,247</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 45,247</b>	<b>\$ 57,260</b>		

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021-2 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,553	\$ 11,553	0.00%
Special Assmnts- Tax Collector	-	334,047	334,047	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>345,600</b>	<b>345,600</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	255,000	(255,000)	0.00%
Interest Expense	-	74,304	(74,304)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>329,304</b>	<b>(329,304)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>329,304</b>	<b>(329,304)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,296	16,296	0.00%
Net change in fund balance	\$ -	\$ 16,296	\$ 16,296	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>73,900</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 90,196</b>		

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021-1 Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 35,568	\$ 35,568	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>35,568</b>	<b>35,568</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	84,734	(84,734)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>84,734</b>	<b>(84,734)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>84,734</b>	<b>(84,734)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(49,166)	(49,166)	0.00%
Net change in fund balance	\$ -	\$ (49,166)	\$ (49,166)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>929,130</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 879,964</b>		

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021-2 Capital Projects Fund (303)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,124	\$ 4,124	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4,124</b>	<b>4,124</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,124	4,124	0.00%
Net change in fund balance	\$ -	\$ 4,124	\$ 4,124	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>104,016</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 108,140</b>		



**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	13,051,657		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 13,051,657</b>		

# PARK PLACE CDD

## Bank Reconciliation

Bank Account No. 1794 Wells Fargo - GF Operating  
Statement No. 09-23  
Statement Date 9/30/2023

G/L Balance (LCY)	705,342.87	Statement Balance	714,467.89
G/L Balance	705,342.87	Outstanding Deposits	50.00
Positive Adjustments	0.00		
		Subtotal	714,517.89
Subtotal	705,342.87	Outstanding Checks	9,175.02
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	705,342.87	Ending Balance	705,342.87
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
7/13/2023	Payment	6726	ANDREA R. JACKSON	200	200.00	0.00
7/27/2023	Payment	6734	ANDREA R. JACKSON	200	200.00	0.00
8/24/2023	Payment	6762	ANDREA R. JACKSON	200	200.00	0.00
8/24/2023	Payment	6763	CATHY POWELL	200	200.00	0.00
8/24/2023	Payment	6764	ERIC C. BULLARD	200	200.00	0.00
8/24/2023	Payment	6765	ERICA LAVINA	200	200.00	0.00
9/1/2023	Payment	DD156	Payment of Invoice 000852	19.27	19.27	0.00
9/1/2023	Payment	DD157	Payment of Invoice 000853	27.67	27.67	0.00
9/1/2023	Payment	DD158	Payment of Invoice 000854	744.97	744.97	0.00
9/1/2023	Payment	DD159	Payment of Invoice 000855	21.36	21.36	0.00
9/5/2023	Payment	6768	CHARLES AQUATICS INC	125	125.00	0.00
9/5/2023	Payment	6769	DON HARRISON ENTERPRISES LLC	350	350.00	0.00
9/5/2023	Payment	6770	INFRAMARK LLC	7554.23	7,554.23	0.00
9/5/2023	Payment	6771	KEEFE MCCULLOUGH & CO LLP	8000	8,000.00	0.00
9/5/2023	Payment	6772	STRALEY ROBIN VERICKER	2741	2,741.00	0.00
9/8/2023	Payment	DD160	Payment of Invoice 000879	11.5	11.50	0.00
9/14/2023	Payment	6773	CYPRESS CREEK AQUATICS, INC.	3160	3,160.00	0.00
9/14/2023	Payment	6774	INFRAMARK LLC	7541.66	7,541.66	0.00
9/14/2023	Payment	6775	YELLOWSTONE LANDSCAPE	18651.67	18,651.67	0.00
9/14/2023	Payment	DD165	Payment of Invoice 000870	262.47	262.47	0.00
9/14/2023	Payment	DD166	Payment of Invoice 000872	455.82	455.82	0.00
9/14/2023	Payment	DD167	Payment of Invoice 000873	153.64	153.64	0.00
9/14/2023	Payment	DD168	Payment of Invoice 000875	44.17	44.17	0.00
9/15/2023	Payment	DD162	Payment of Invoice 000874	153.12	153.12	0.00
9/20/2023	Payment	DD164	Payment of Invoice 000889	5330.14	5,330.14	0.00
9/25/2023	Payment	DD163	Payment of Invoice 000888	122.39	122.39	0.00
9/26/2023	Payment	6776	T & J PAVERS INC.	4500	4,500.00	0.00
9/26/2023	Payment	DD161	Payment of Invoice 000895	40.17	40.17	0.00
9/28/2023	Payment	6783	INFRAMARK LLC	53.3	53.30	0.00
9/28/2023	Payment	6786	SPEAREM ENTERPRISES	2311	2,311.00	0.00
9/14/2023		JE000207	Bank Error on CK#6733###	20	20.00	0.00
Total Checks				63,594.55	63,594.55	0.00

**PARK PLACE CDD**

## Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
9/30/2022		JE000019	Outstanding check# 6340; Erica Lavina	200.00	0.00	200.00	
1/12/2023	Payment	6588	ASI LANDSCAPE MANAGEMENT	200.59	0.00	200.59	
2/16/2023	Payment	6605	ANDREA R. JACKSON	200.00	0.00	200.00	
8/7/2023	Payment	DD148	Payment of Invoice 000793	289.43	0.00	289.43	
9/28/2023	Payment	6777	ADA SITE COMPLIANCE	1,700.00	0.00	1,700.00	
9/28/2023	Payment	6778	ANDREA R. JACKSON	200.00	0.00	200.00	
9/28/2023	Payment	6779	CATHY POWELL	200.00	0.00	200.00	
9/28/2023	Payment	6780	ERIC C. BULLARD	200.00	0.00	200.00	
9/28/2023	Payment	6781	ERICA LAVINA	200.00	0.00	200.00	
9/28/2023	Payment	6782	GATE PROS, INC.	295.00	0.00	295.00	
9/28/2023	Payment	6784	JASON A. FILOS	200.00	0.00	200.00	
9/28/2023	Payment	6785	JOHNSON ENGINEERING, INC.	4,180.00	0.00	4,180.00	
9/28/2023	Payment	6787	YELLOWSTONE LANDSCAPE	1,110.00	0.00	1,110.00	
Total Outstanding Checks.....				9,175.02		9,175.02	
Outstanding Deposits							
9/30/2022		JE000024	Deposit Doc# 510	G/L Ac	50.00	0.00	50.00
Total Outstanding Deposits.....				50.00		50.00	

# **Sixth Order of Business**

**6Ai**



PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576

MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576

PHONE #: (352)877-4463 | EMAIL: office@cypresscreekaquatics.com

## AQUATIC SERVICE REPORT

PROPERTY: Park Place

DATE: Monday, September 25, 2023

TECHNICIAN: Bryce P & Jason J

PAGE: 1 of 1

WEATHER: 90

SERVICE: Monthly Aquatic Maintenance

H2O CLARITY
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUBMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHOSLOCK
Pond 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pond 10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pond 16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Notes:** Treated vegetation in 19 areas. Applied a phosphorus binding compound to ponds 15 and 9 to lower bioavailable nutrient load.

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