

***Park Place  
Community Development  
District***

**November 15, 2023**

**Agenda Package**



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

# ***Park Place Community Development District***

## **Board of Supervisors**

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

Gene Roberts, District Manager  
John Vericker, District Counsel  
Phil Chang, District Engineer

## **Regular Meeting Agenda**

Wednesday, November 15, 2023, at 11:00 a.m.

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### **Join Zoom Meeting**

<https://zoom.us/j/95919714940?pwd=RUdSY3lhc1dhd1BhelFVNTY2eDhlZz09>

**Meeting ID:** 959 1971 4940 **Passcode:** 846330 **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 Proposed Paint Colors for Citrus Park Wall.
    - i. NATURAL TAN - SW7567 *For the trim*
    - ii. TAUPE TONE - SW7633 *For the wall panels*
  - B. Review of Budget
  - C. General Matters of the District
- 5. Consent Agenda**
  - A. Consideration of Meeting Minutes of the Regular Meeting on October 18, 2023
  - B. Consideration of Operations and Maintenance Expenditures September 2023
  - C. Acceptance of Audit for Fiscal Year 2022
- 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**

Sincerely,

*Gene Roberts*

\*Next meeting is on December 20, 2023, at 11:00 a.m.

## **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

[www.parkplacecdd.org](http://www.parkplacecdd.org)

## **Third Order of Business**

**3Bi.**





Proposal #364663

Date: 10/31/2023

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

## Pepper tree removal

Terms: Net 30

- Park Place (11251 Blacksmith Dr Tampa, FL 33626)
- Removal Of Invasive Brazilian Pepper located at the dead end of Greensleeve Ave
- Flush cut stump at ground level
- All debris removed

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal of pepper tree	1.00	\$2,465.000	\$2,465.00

## Client Notes

Signature

x

SUBTOTAL \$2,465.00

SALES TAX \$0.00

TOTAL \$2,465.00

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

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

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

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

## Assigned To

Seth Mendoza

Office:  
semendoza@yellowstonelandscape.com

# **Fifth Order of Business**

**5A**



On MOTION by Ms. Jackson seconded by Ms. Powell with all in favor the \$36,000 allowance with Celia Nichols to oversee, was approved as discussed. 5-0

Ms. Sousa will attempt to collect the additional expense from Charter Communications.

**A. District Engineer**

Mr. Chang discussed with the Board that a storm drain structure along Canopy needs to be repaired. The Board requested additional proposals.

A discussion ensued regarding an invasive species growing in a wetland that is intruding on resident's property at the Reserves.

**B. District Landscaper**

**i. Yellowstone Landscape Proposal**

The proposals from Yellowstone were discussed and reviewed by the Board.

On MOTION by Ms. Jackson seconded by Ms. Powell with all in favor two proposals presented by Yellowstone, were approved. 5-0

The Board reviewed and discussed removing Juniper plants around a TECO transformer.

On MOTION by Ms. Jackson seconded by Mr. Filos with all in favor removing Juniper plants around the TECO transformer and using the HOA's landscaper at a do not exceed amount of \$500, was approved. 5-0

**C. District Counsel**

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

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion on Spearem Enterprises LLC, Proposals**

Mr. Roberts discussed the proposals with the Board.

On MOTION by Ms. Jackson seconded by Ms. Powell with all in favor the Highland Park and Calf Path proposals, were approved as discussed. 5-0

**B. General Matters of the District**

There being no additional matters of the District, the next order of business followed.

**FIFTH ORDER OF BUSINESS****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**

The Board reviewed the Consent Agenda items and had questions regarding where the money from refinancing shows on the financials as well as TECO cost.

Mr. Filos requested if time can be set aside at the November meeting to discuss the Budget and Financials.

On MOTION by Ms. Powell seconded by Ms. Jackson with all in favor the Consent Agenda Items were approved. 5-0

**SIXTH ORDER OF BUSINESS****Manager's Reports****A. District Manager****i. Aquatics & Fountains Report****ii. Community Inspection Report****iii. Manager's Report**

Mr. Roberts discussed the Manager's Report with the Board and had a question about a hole in front of the Estates as well as Yellowstone's contract regarding tree trimming.

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

The Board discussed the quality of bags at the dog stations and service. A discussion ensued regarding emails, distribution of meeting book, and adding a Budget review to November's agenda.

**SEVENTH ORDER OF BUSIENSS****Audience Questions, Comments and Discussion Forum**

The residents expressed concerns with the landscape conditions, missing tile from the roof at the playground bathrooms, damage to the rear wall at the bathrooms, condition of the artificial turf at the playground, and metal stake by the fountain.

**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 CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
BOCC - HILLSBOROUGH COUNTY	3640 072523 ACH	\$1,264.77		WATER SERVICE - 06/22/23-07/24/23 - HP
BOCC - HILLSBOROUGH COUNTY	3640 092523 ACH	\$1,159.91		WATER SERVICE - 08/22/23-09/21/23 - HP
BOCC - HILLSBOROUGH COUNTY	4478 082923 ACH	\$11.50		WATER SERVICE - 07/24/23-08/22/23 - HP
BOCC - HILLSBOROUGH COUNTY	6474 092523 ACH	\$31.03		WATER SERVICE - 08/22/23-09/21/23 - HP
BOCC - HILLSBOROUGH COUNTY	9190 092523 ACH	\$48.85	\$2,516.06	WATER SERVICE - 08/22/23-09/21/23 - HP
TECO	5171 092623 ACH	\$170.04		ELECTRICITY SERVICE - 08/19/23-09/20/23 - HP
<b>Utilities Subtotal</b>		<b>\$2,686.10</b>		
<b>Regular Services</b>				
ILLUMINATIONS HOLIDAY LIGHTING	816923	\$9,000.00		HOLIDAY LIGHTING - DEPOSIT - HP
<b>Regular Services Subtotal</b>		<b>\$9,000.00</b>		
<b>Additional Services</b>				
T & J PAVERS INC.	10564	\$4,500.00		PAVER REPAIRS - HP
<b>Additional Services Subtotal</b>		<b>\$4,500.00</b>		
<b>TOTAL</b>		<b>\$16,186.10</b>		

Approved (with any necessary revisions noted):



<p><b>PARK PLACE CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

\_\_\_\_\_  
Signature:

**Title (Check one):**

☐ Chariman    ☐ Vice Chariman    ☐ Assistant Secretary



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	07/25/2023	08/15/2023

Service Address: 14727 CANOPY DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	06/22/2023	12717	07/24/2023	13622	90500 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$273.31
Water Base Charge	\$18.34
Water Usage Charge	\$406.73
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$516.76

#### Summary of Account Charges

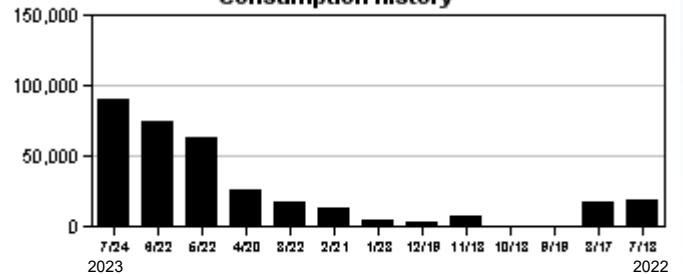
Previous Balance	\$1,025.09
Net Payments - Thank You	\$-1,025.09
Total Account Charges	<b>\$1,264.77</b>

<b>AMOUNT DUE</b>	<b>\$1,264.77</b>
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#### Important Message

This account has ACH payment method

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



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

3,747 8

<b>DUE DATE</b>	08/15/2023
<b>AMOUNT DUE</b>	\$1,264.77
<b>AMOUNT PAID</b>	

0036405100003 00001264779



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	09/25/2023	10/16/2023

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	08/22/2023	14180	09/21/2023	15015	83500 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$252.17
Water Base Charge	\$18.34
Water Usage Charge	\$362.98
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$476.79

#### Summary of Account Charges

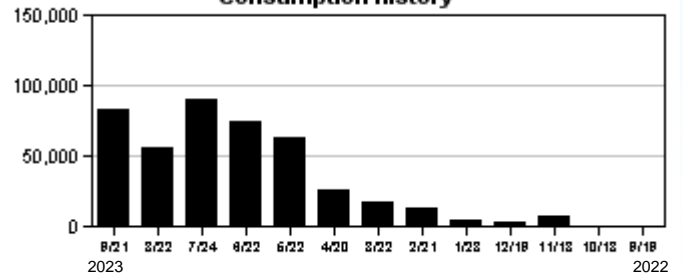
Previous Balance	\$744.97
Net Payments - Thank You	\$-744.97
Total Account Charges	<b>\$1,159.91</b>

<b>AMOUNT DUE</b>	<b>\$1,159.91</b>
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#### Important Message

This account has ACH payment method

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



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

2,460 8

DUE DATE	10/16/2023
AMOUNT DUE	\$1,159.91
AMOUNT PAID	

0036405100003 00001159912



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	08/29/2023	09/19/2023

Service Address: 11648 ECCLESIA DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	07/24/2023	295898	08/22/2023	296317	41900 GAL	ESTIMATED	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$11.50

#### Summary of Account Charges

Previous Balance \$12.28  
Net Payments - Thank You \$-12.28  
Total Account Charges **\$11.50**

<b>AMOUNT DUE</b>	<b>\$11.50</b>
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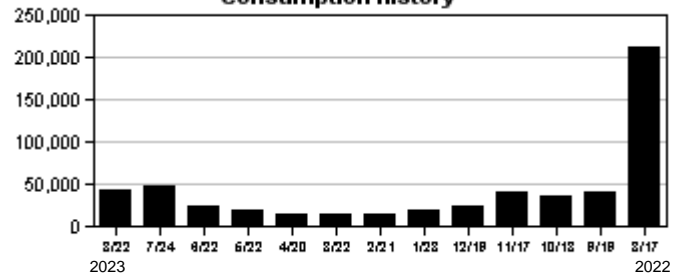
#### Important Message

This account has ACH payment method

#### Notice

An estimated read was used to calculate your bill

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

1,042 8

DUE DATE	09/19/2023
AMOUNT DUE	\$11.50
AMOUNT PAID	

0044783000001 00000011502



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	09/25/2023	10/16/2023

Service Address: 14658 CANOPY DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	08/22/2023	469945	09/21/2023	471573	162800 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$31.03

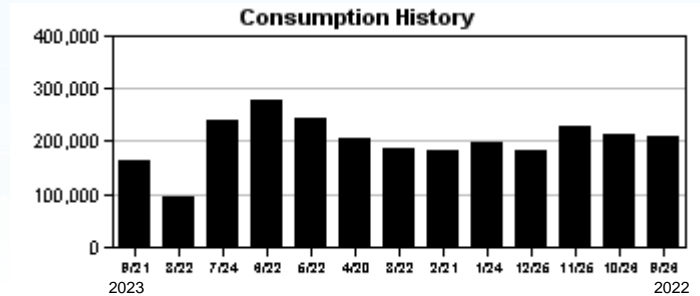
**Summary of Account Charges**

Previous Balance \$19.27  
Net Payments - Thank You \$-19.27  
Total Account Charges **\$31.03**

<b>AMOUNT DUE</b>	<b>\$31.03</b>
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**Important Message**

This account has ACH payment method



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

432 8

DUE DATE	10/16/2023
AMOUNT DUE	\$31.03
AMOUNT PAID	

0044398664746 00000031039



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	09/25/2023	10/16/2023

Service Address: 11592 FOUNTAINHEAD

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034976	08/22/2023	235152	09/21/2023	236937	178500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$48.85

**Summary of Account Charges**

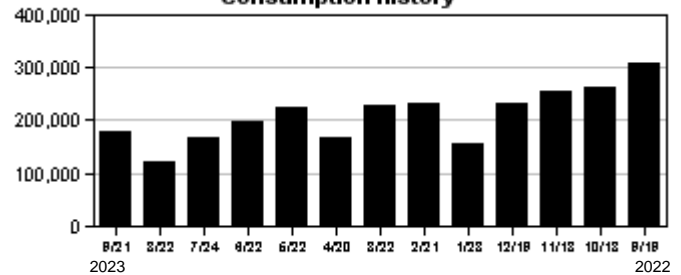
Previous Balance \$27.67  
Net Payments - Thank You \$-27.67  
Total Account Charges **\$48.85**

<b>AMOUNT DUE</b>	<b>\$48.85</b>
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**Important Message**

This account has ACH payment method

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



PARK PLACE CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607-6008

223 8

DUE DATE	10/16/2023
AMOUNT DUE	\$48.85
AMOUNT PAID	

0041216091904 00000048850



**Amount Due:** \$170.04

**Due Date:** October 17, 2023

**Account #:** 221008555171

**DO NOT PAY.** Your account will be drafted on October 17, 2023

## Account Summary

**Current Service Period:** August 19, 2023 - September 20, 2023

Previous Amount Due \$153.64

Payment(s) Received Since Last Statement -\$153.64

**Current Month's Charges** \$170.04

**Amount Due by October 17, 2023** \$170.04

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



Your average daily kWh used was **40% higher** than the same period last year.

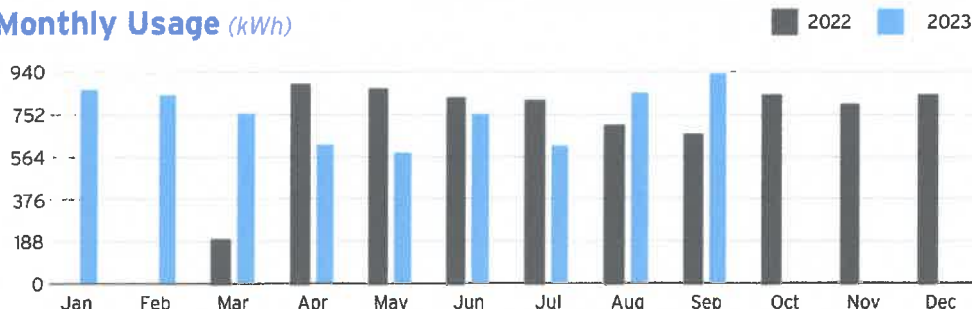


Your average daily kWh used was **3.45% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)

To ensure prompt credit, please return stub portion of this bill with your payment.

**Received**

SEP 29 2023

**Account #:** 221008555171

**Due Date:** October 17, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$170.04

**Payment Amount:** \$ \_\_\_\_\_

63286555138

Your account will be drafted on October 17, 2023

00000812 FTECO109262322401410 00000 03 01000000 13895 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
11206 CAVALIER PL  
A, TAMPA, FL 33626-2676

Account #: 221008555171  
Statement Date: September 26, 2023  
Charges Due: October 17, 2023

## Meter Read

**Service Period:** Aug 19, 2023 - Sep 20, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845980	09/20/2023	14,210	13,277		933 kWh	1	33 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	933 kWh @ \$0.07990/kWh	\$74.55
Fuel Charge	933 kWh @ \$0.05239/kWh	\$48.88
Storm Protection Charge	933 kWh @ \$0.00400/kWh	\$3.73
Clean Energy Transition Mechanism	933 kWh @ \$0.00427/kWh	\$3.98
Storm Surcharge	933 kWh @ \$0.01061/kWh	\$9.90
Florida Gross Receipt Tax		\$4.25

### Electric Service Cost

**\$170.04**

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$170.04**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

### Correspondences:

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.







**PARK PLACE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
DON HARRISON ENTERPRISES LLC	3033	\$3,501.00		ROUTINE MAINT. SEPTEMBER 2023 - WINDSOR
FRONTIER	7058 090123 ACH	\$122.39		PHONE SERVICE - 09/01/23-09/30/23 - WINDSOR
FRONTIER	8068 092223 ACH	\$153.11	\$275.50	PHONE SERVICE - 09/22/23-10/21/23 - WINDSOR
<b>Monthly Contract Subtotal</b>		<b>\$3,776.50</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
BOCC - HILLSBOROUGH COUNTY	9022 091523 ACH	\$40.17		WATER SERVICE 08/11/23-0913/23 - WINDSOR
TECO	0208 092623 ACH	\$51.58		ELECTRICITY SERVICE - 08/19/23-09/20/23 - WINDSOR
TECO	2958 092623 ACH	\$298.89		ELECTRICITY SERVICE - 08/19/23-09/20/23 - WINDSOR
TECO	9085 092623 ACH	\$515.64	\$866.11	ELECTRICITY SERVICE - 08/19/23-09/20/23 - WINDSOR
<b>Utilities Subtotal</b>		<b>\$906.28</b>		
<b>Regular Services</b>				
CHARLES AQUATICS INC	49066	\$125.00		QUARTERLY FOUNTAIN MAINT. - WINDSOR
CHARLES AQUATICS INC	49067	\$125.00	\$250.00	QUARTERLY FOUNTAIN MAINT. - WINDSOR
ILLUMINATIONS HOLIDAY LIGHTING	616923	\$3,500.00		HOLIDAY LIGHTING - DEPOSIT - MANDOLIN
YELLOWSTONE LANDSCAPE	TM 592024	\$1,110.00		LANDSCAPE ENHANCEMENT - WINDSOR
<b>Regular Services Subtotal</b>		<b>\$4,860.00</b>		
<b>Additional Services</b>				
GATE PROS, INC.	9850	\$295.00		SERVICE CALL - MANDOLIN
<b>Additional Services Subtotal</b>		<b>\$295.00</b>		
<b>TOTAL</b>		<b>\$9,837.78</b>		

Approved (with any necessary revisions noted):

## PARK PLACE CDD

### Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description



**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>9/25/23</b>
Billing Date	9/01/23
Account Number	813-818-7058-022619-5
PIN	0363
Previous Balance	117.91
Payments Received Thru 8/25/23	-117.91
Thank you for your payment!	
Balance Forward	.00
New Charges	122.39
<b>Total Amount Due</b>	<b>\$122.39</b>

**Received**

SEP 08 2023

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ANYWHERE  
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800-801-6652

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P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 01 09022023 NNNNNNNN 01 000555 0002

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



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Date of Bill  
Account Number

9/01/23  
813-818-7058-022619-5

**CURRENT BILLING SUMMARY**

Local Service from 09/01/23 to 09/30/23

Qty Description	813/818-7058.0	Charge
<b>Basic Charges</b>		
Business Line		46.00
Carrier Cost Recovery Surcharge		13.99
Multi-Line Federal Subscriber Line Charge		8.38
Access Recovery Charge Multi-Line Business		3.10
Frontier Roadwork Recovery Surcharge		2.75
FCA Long Distance - Federal USF Surcharge		4.09
FL State Communications Services Tax		4.02
County Communications Services Tax		3.92
Federal USF Recovery Charge		3.36
Federal Excise Tax		1.80
FL State Gross Receipts Tax		1.59
Hillsborough County 911 Surcharge		.40
FL State Gross Receipts Tax		.13
FL Telecommunications Relay Service		.09
<b>Total Basic Charges</b>		<b>93.62</b>
<b>Non Basic Charges</b>		
Federal Primary Carrier Multi Line Charge		14.99
FCA Long Distance - Federal USF Surcharge		4.38
FL State Communications Services Tax		.95
County Communications Services Tax		.93
<b>Total Non Basic Charges</b>		<b>21.25</b>
<b>Toll/Other</b>		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.33
FCA Long Distance - Federal USF Surcharge		1.51
FL State Communications Services Tax		.34
County Communications Services Tax		.33
FL State Gross Receipts Tax		.01
FL State Gross Receipts Tax		.01
<b>Total Toll/Other</b>		<b>7.52</b>
<b>TOTAL</b>	<b>122.39</b>	

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$122.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.

Beginning with this bill, your Federal Primary Carrier Multi Line Charge has increased to \$14.99 per month, per line.

**Detail of Frontier Com of America Charges**

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	AUG 01	12:49P	.3	DD	BRENTWOOD NY (631)804-0457	.03
2	AUG 04	8:54A	.5	DD	TERREHAUTE IN (812)239-2330	.04
3	AUG 07	6:49A	.7	DD	ARCHER FL (352)443-9061	.05
4	AUG 07	9:23A	.6	DD	ARCHER FL (352)443-9061	.05
5	AUG 09	3:16P	.3	DD	ARCHER FL (352)443-9061	.03
6	AUG 14	8:33A	.4	DD	ATLANTA GA (404)783-6296	.03
7	AUG 18	3:23P	.3	DD	FTLAUDERDL FL (954)937-0929	.03
8	AUG 26	2:06P	1.0	DD	NWYRCYZN07 NY (347)631-0098	.07
<b>813/818-7058</b>						<b>Subtotal .33</b>

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	8	4	.33
***Customer Summary	8	4	.33

**Caller Summary Report**

	Calls	Minutes	Amount
Interstate	4	2	.17
Intrastate	4	1	.16
***Customer Summary	8	4	.33



PARK PLACE CDD

Received  
Page 1 of 4  
SEP 29 2023

## Your Monthly Invoice

### Account Summary

<b>New Charges Due Date</b>	<b>10/16/23</b>
Billing Date	9/22/23
Account Number	813-818-8068-022619-5
PIN	9579
Previous Balance	153.12
Payments Received Thru 9/15/23	-153.12
Thank you for your payment!	
Balance Forward	.00
New Charges	153.11
<b>Total Amount Due</b>	<b>\$153.11</b>



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P.O. Box 211579  
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6790 0007 NO RP 22 09242023 NNNNNNNN 01 000295 0001

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



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Date of Bill  
Account Number

9/22/23  
813-818-8068-022619-5

**CURRENT BILLING SUMMARY**

Local Service from 09/22/23 to 10/21/23

Qty Description	813/818-8068.0	Charge
<b>Basic Charges</b>		
Frontier Freedom for Business		87.00
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		7.89
FL State Communications Services Tax		6.07
County Communications Services Tax		5.92
FL State Gross Receipts Tax		2.66
Federal USF Recovery Charge		2.63
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.36
FL State Gross Receipts Tax		.18
FL Telecommunications Relay Service		.09
<b>Total Basic Charges</b>		<b>138.94</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		9.99
FCA Long Distance - Federal USF Surcharge		2.92
FL State Communications Services Tax		.64
County Communications Services Tax		.62
<b>Total Toll/Other</b>		<b>14.17</b>
<b>TOTAL</b>	<b>153.11</b>	

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$153.11 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.





Hillsborough  
County Florida

S-Page 1 of 2

CUSTOMER NAME

PARK PLACE CDD

ACCOUNT NUMBER

1923999022

BILL DATE

09/15/2023

DUE DATE

10/06/2023



**Summary of Account Charges**

Previous Balance \$46.86

Net Payments - Thank You \$-46.86

Total Account Charges **\$40.17**

<b>AMOUNT DUE</b>	<b>\$40.17</b>
-------------------	----------------

**Important Message**

This account has ACH payment method

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



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

1,355 8

DUE DATE	10/06/2023
AMOUNT DUE	\$40.17
AMOUNT PAID	

0019239990229 00000040170



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/15/2023	10/06/2023

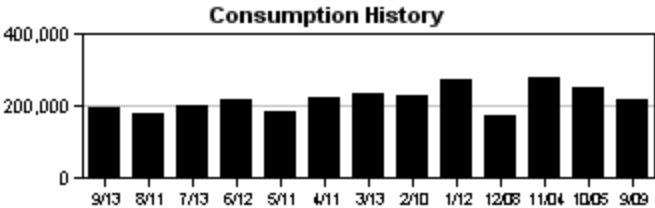
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	08/11/2023	484297	09/13/2023	486264	196700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$34.72
Total Service Address Charges	\$34.72



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/15/2023	10/06/2023

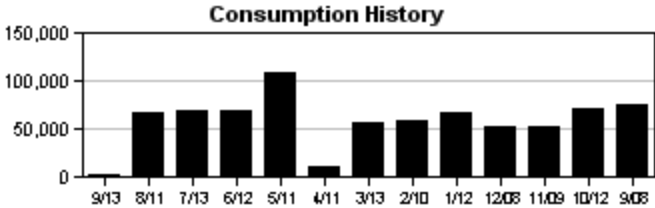
Service Address: 11698 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	08/11/2023	92362	09/13/2023	92378	1600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.45
Total Service Address Charges	\$5.45



**Amount Due:** \$51.58

**Due Date:** October 17, 2023

**Account #:** 221006630208

**DO NOT PAY.** Your account will be drafted on October 17, 2023

## Account Summary

**Current Service Period:** August 19, 2023 - September 20, 2023

Previous Amount Due	\$44.17
Payment(s) Received Since Last Statement	-\$44.17

<b>Current Month's Charges</b>	<b>\$51.58</b>
--------------------------------	----------------

<b>Amount Due by October 17, 2023</b>	<b>\$51.58</b>
---------------------------------------	----------------

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



Your average daily kWh used was **0% higher** than the same period last year.

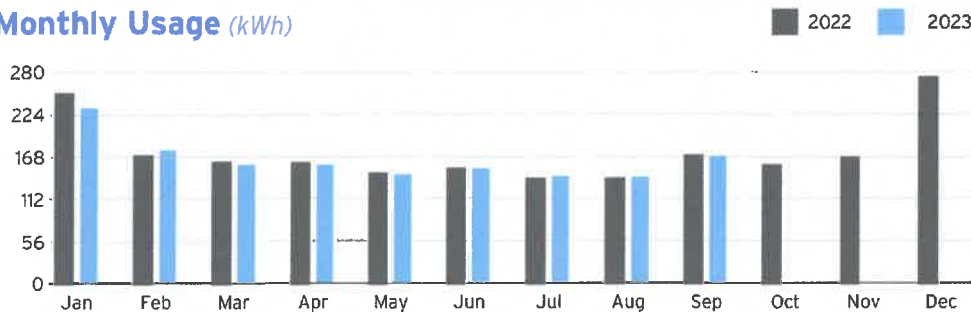


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Received**

SEP 29 2023

**Account #:** 221006630208

**Due Date:** October 17, 2023



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$51.58

**Payment Amount:** \$ \_\_\_\_\_

679778931909

Your account will be drafted on October 17, 2023

00000813 FTECO109262322401410 00000 03 01000000 13896 004

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

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



**Service For:**  
11698 CITRUS PARK DR  
TAMPA, FL 33626-0000

Account #: 221006630208  
Statement Date: September 26, 2023  
Charges Due: October 17, 2023

## Meter Read

**Service Period:** Aug 19, 2023 - Sep 20, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000265065	09/20/2023	8,956	8,787	169 kWh	1	33 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	169 kWh @ \$0.07990/kWh	\$13.50
Fuel Charge	169 kWh @ \$0.05239/kWh	\$8.85
Storm Protection Charge	169 kWh @ \$0.00400/kWh	\$0.68
Clean Energy Transition Mechanism	169 kWh @ \$0.00427/kWh	\$0.72
Storm Surcharge	169 kWh @ \$0.01061/kWh	\$1.79
Florida Gross Receipt Tax		\$1.29

### Electric Service Cost

**\$51.58**

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$51.58**

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**PARK PLACE CDD**  
C/O PARK PLACE CDD  
11232 BLACKSMITH DR, PUMP  
TAMPA, FL 33626-2674

**Statement Date:** September 26, 2023

**Amount Due:** \$298.89

**Due Date:** October 17, 2023

**Account #:** 221007862958

**DO NOT PAY.** Your account will be drafted on October 17, 2023

## Account Summary

**Current Service Period:** August 19, 2023 - September 20, 2023

Previous Amount Due	\$262.47
Payment(s) Received Since Last Statement	-\$262.47

<b>Current Month's Charges</b>	<b>\$298.89</b>
--------------------------------	-----------------

<b>Amount Due by October 17, 2023</b>	<b>\$298.89</b>
---------------------------------------	-----------------

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

## Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



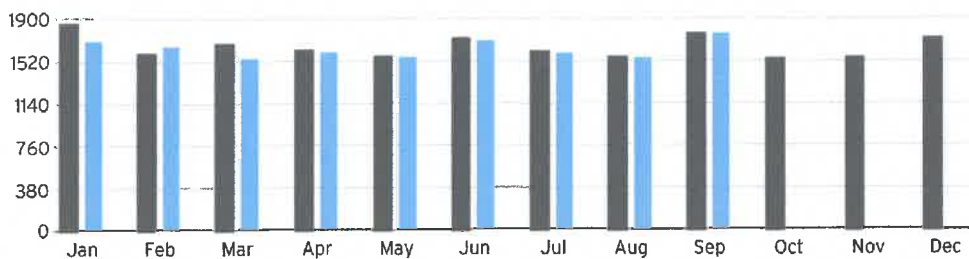
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)

■ 2022 ■ 2023



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Received**

SEP 29 2023

**Account #:** 221007862958

**Due Date:** October 17, 2023



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$298.89

**Payment Amount:** \$ \_\_\_\_\_

615581641559

Your account will be drafted on October 17, 2023

00005484 FTECO189262322401410 00000 02 01000000 12559 002

PARK PLACE CDD  
C/O PARK PLACE CDD  
2005 PAN AM CIR, STE 700  
TAMPA, FL 33607-2380

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
11232 BLACKSMITH DR  
PUMP, TAMPA, FL 33626-2674

Account #: 221007862958  
Statement Date: September 26, 2023  
Charges Due: October 17, 2023

## Meter Read

**Meter Location:** FOUNTAIN

**Service Period:** Aug 19, 2023 - Sep 20, 2023

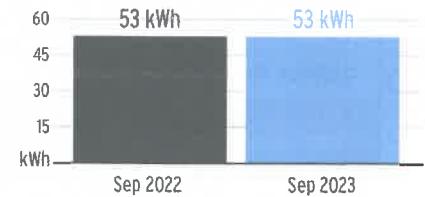
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000679633	09/20/2023	65,115	63,351	1,764 kWh	1	33 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75	
Energy Charge	1,764 kWh @ \$0.07990/kWh	\$140.94	
Fuel Charge	1,764 kWh @ \$0.05239/kWh	\$92.42	
Storm Protection Charge	1,764 kWh @ \$0.00400/kWh	\$7.06	
Clean Energy Transition Mechanism	1,764 kWh @ \$0.00427/kWh	\$7.53	
Storm Surcharge	1,764 kWh @ \$0.01061/kWh	\$18.72	
Florida Gross Receipt Tax		\$7.47	
<b>Electric Service Cost</b>		<b>\$298.89</b>	

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$298.89**

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Mail your payment in the enclosed envelope.



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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)

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**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: September 26, 2023

Amount Due: \$515.64

Due Date: October 17, 2023

Account #: 221006629085

DO NOT PAY. Your account will be drafted on October 17, 2023

## Account Summary

Current Service Period: August 19, 2023 - September 20, 2023

Previous Amount Due \$455.82

Payment(s) Received Since Last Statement -\$455.82

Current Month's Charges \$515.64

Amount Due by October 17, 2023 \$515.64

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



Your average daily kWh used was **9.09% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

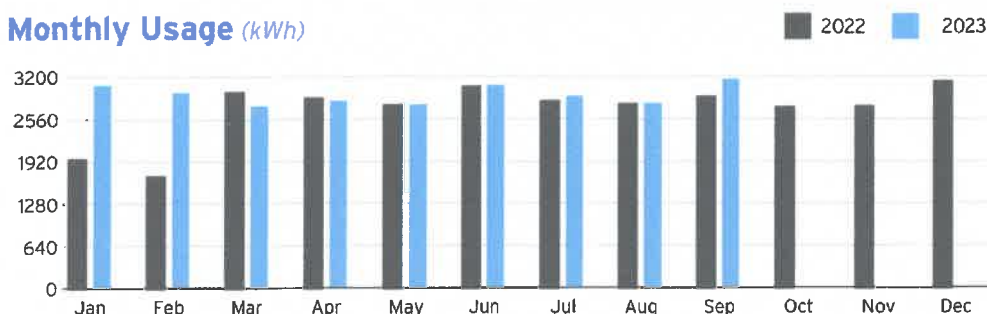
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TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Account #: 221006629085

Due Date: October 17, 2023

Amount Due: \$515.64

Payment Amount: \$ \_\_\_\_\_

679778931908

Your account will be drafted on October 17, 2023

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

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





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

Account #: 221006629085  
Statement Date: September 26, 2023  
Charges Due: October 17, 2023

## Meter Read

**Service Period:** Aug 19, 2023 - Sep 20, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000236552	09/20/2023	9,058	5,896	3,162 kWh	1	33 Days

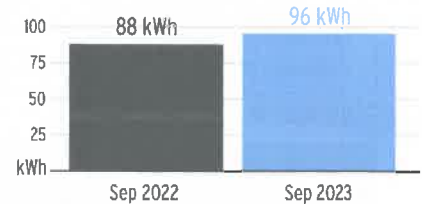
## Charge Details



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	3,162 kWh @ \$0.07990/kWh	\$252.64
Fuel Charge	3,162 kWh @ \$0.05239/kWh	\$165.66
Storm Protection Charge	3,162 kWh @ \$0.00400/kWh	\$12.65
Clean Energy Transition Mechanism	3,162 kWh @ \$0.00427/kWh	\$13.50
Storm Surcharge	3,162 kWh @ \$0.01061/kWh	\$33.55
Florida Gross Receipt Tax		\$12.89
<b>Electric Service Cost</b>		<b>\$515.64</b>

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$515.64**

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**Payments:**  
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P.O. Box 31318  
Tampa, FL 33631-318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

Invoice

Date	Invoice #
10/1/2023	49066

Due Date
11/1/2023

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

Vendor #

Qty	Description	Rate	Amount
1	Quarterly Fountain Maintenance of 1 fountain	125.00	125.00
Thank you for doing business with us!		Balance Due	\$125.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

Invoice

Date	Invoice #
10/1/2023	49067

Due Date
10/31/2023

Bill To
Mandolin Reserve c/o Inframark 2005 Pan Am Cir #120 Tampa, FL 33607

Vendor #

Qty	Description	Rate	Amount
1	Quarterly Fountain Maintenance of 1 fountain	125.00	125.00
Thank you so much for your business!		Balance Due	\$125.00

**ILLUMINATIONS HOLIDAY LIGHTING**

Invoice 616923

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

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

(813) 873-7300

**JOB DESCRIPTION**

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

**ITEMIZED ESTIMATE: TIME AND MATERIALS****AMOUNT**

Windsor Front Entrance	Install clear mini lights in palm trees Install clear C9s on top of black fencing Install 2 x 30" wreaths (4 total) with lights and bows on either side of Windsor Place sign (attached to fence)	\$7,000.00
Mandolin Estates	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install clear, C9s over top of entrance wall between gates Install 2 x 30" lighted wreath with bow on end caps of entrance monuments  Install clear C9s on top and middle tiers of entrance tower <b>Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower</b>	
Mandolin Reserve	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install clear, C9s over top of entrance wall between gates Install 2 x 30" lighted wreath with bow on end caps of entrance monuments  Install clear C9s on top and middle tiers of entrance tower <b>Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower</b>	
Windsor Place	<b>Entrance and Exit</b> Install 3 x 36" lighted wreaths with bows on each side of the sign (6 total wreaths) Install clear C9s on top of entrance wall and column caps	
	<b>TOTAL</b>	\$7,000.00
	<b>DEPOSIT</b>	\$3,500.00
	Requires 50% Deposit	
<b>AMOUNT DUE</b>		<b>\$3,500.00</b>

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

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

\* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be

Tim Gay  
PREPARED BY

9/30/2023  
DATE



## INVOICE

INVOICE #	INVOICE DATE
TM 592024	9/19/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** October 19, 2023

**Invoice Amount:** \$1,110.00

Description	Current Amount
Replacing Jackfrost on Islands	
Landscape Enhancement	\$1,110.00

**Invoice Total** **\$1,110.00**

IN COMMERCIAL LANDSCAPING

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

2550 US HIGHWAY 17 S  
WAUCHULA, FL 33873

2550 US HIGHWAY 17 S  
WAUCHULA, FL 33873

Fax: 863-474-3084

Invoice Number: 9850  
Invoice Date: Sep 19, 2023  
Page: 1

Invoice Number: 9850  
Invoice Date: Sep 19, 2023  
Page: 1

*Duplicate*

MANDOLIN ESTATES  
PARK PLACE CDD  
2005 PAN AM CIRCLE, STE 300  
TAMPA, FL 33607

MANDOLIN ESTATES  
FRONT GATE

Customer ID	Customer PO	Payment Terms	
MANDOLIN ESTATES		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		10/19/23

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 9/5/23		275.00
		REMOTES AT FRONT GATE NOT		
		FUNCTIONING PROPERLY		
		ANTENNA WAS LOOSE. INSTALL NEW		
		ANTENNA AND TEST.		
		CHECK CONNECTIONS.		
		FUEL SURCHARGE		20.00
		Subtotal		295.00
		Sales Tax		
		Total Invoice Amount		295.00
		Payment/Credit Applied		
		<b>TOTAL</b>		<b>295.00</b>

Check/Credit Memo No:

**PARK PLACE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CYPRESS CREEK AQUATICS, INC.	1280	\$3,160.00		AQUATICE MAINT. - SEPTEMBER 2023 - MIXED
INFRAMARK LLC	101110	\$7,541.66		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101660	\$53.30	\$7,594.96	DISRICT SERVICES SEPTEMBER 2023
YELLOWSTONE LANDSCAPE	TM 578411	\$18,651.67		LANDSCAPE MAINT - SEPTEMBER 2023 - MIXED
<b>Monthly Contract Subtotal</b>		<b>\$29,406.63</b>		
<b>Variable Contract</b>				
ANDREA R. JACKSON	AJ 092023	\$200.00		SUPERVISOR FEE 09/20/23
CATHY POWELL	CP 092023	\$200.00		SUPERVISOR FEE 09/20/23
ERIC C. BULLARD	EB 092023	\$200.00		SUPERVISOR FEE 09/20/23
ERICA LAVINA	EL 092023	\$200.00		SUPERVISOR FEE 09/20/23
JASON A. FILOS	JF 092023	\$200.00		SUPERVISOR FEE 09/20/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
TECO	0091 090523 ACH	\$5,330.14		BULK BILLING ELECTRICITY - MIXED
<b>Utilities Subtotal</b>		<b>\$5,330.14</b>		
<b>Regular Services</b>				
ADA SITE COMPLIANCE	2927	\$1,700.00		COMPLIANCE
EGIS INSURANCE	20181	\$17,553.00		POLICY RENEWAL - MIXED
JOHNSON ENGINEERING, INC.	60	\$4,180.00		PROFESSIONAL SERVICES THRU - 09/10/23
SPEAREM ENTERPRISES	5845	\$1,299.00		LABOR - 07/16/23-08/16/23 - FOUNTAIN - MIXED
SPEAREM ENTERPRISES	5868	\$1,012.00	\$2,311.00	LABOR - 08/16/23-09/16/23 - FOUNTAIN - MIXED
<b>Regular Services Subtotal</b>		<b>\$25,744.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$61,480.77</b>		

<p><b>PARK PLACE CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

☐ Chariman    ☐ Vice Chariman    ☐ Assistant Secretary



Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576  
352-877-4463



# Invoice

Date	Invoice #
9/1/2023	1280

## Bill To

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

## Ship To

## P.O. Number

## Terms

## Project

Net 30

Maintenance Agreement

## Quantity

## Item Code

## Description

## Price Each

## Amount

1

Aquatic Maintenance

September Aquatic Maintenance  
1. Floating Vegetation Control  
2. Filamentous Algae Control  
3. Submersed vegetation Control  
4. Shoreline grass & brush control  
5. Perimeter trash cleanup

3,160.00

3,160.00

**Total**

\$3,160.00



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101110

**DATE**

9/5/2023

**CUSTOMER ID**

C2302

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/5/2023

**BILL TO**

Park Place CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,833.33		4,833.33
Accounting Services	1	Ea	2,583.33		2,583.33
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>7,541.66</b>

<b>Subtotal</b>	\$7,541.66
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$7,541.66
------------------	------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101660

**DATE**

9/21/2023

**CUSTOMER ID**

C2302

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/21/2023

**BILL TO**

Park Place CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	41	Ea	1.30		53.30
<b>Subtotal</b>					<b>53.30</b>

<b>Subtotal</b>	\$53.30
-----------------	---------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$53.30
------------------	---------

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

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

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

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



## INVOICE

INVOICE #	INVOICE DATE
TM 578411	9/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** October 1, 2023

**Invoice Amount:** \$18,651.67

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$18,651.67

**Invoice Total** **\$18,651.67**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

**PARK PLACE CDD**

**MEETING DATE: September 20, 2023**

**DMS Staff Signature** per mgs

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos	✓ <i>phom</i>	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

*AJ 092023*

**PARK PLACE CDD**

**MEETING DATE: September 20, 2023**

**DMS Staff Signature** pu mgn

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos	✓ <i>phon</i>	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

*CP 092023*

PARK PLACE CDD

MEETING DATE: September 20, 2023

DMS Staff Signature per mgs

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos	✓ <i>phon</i>	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

EB 092023

**PARK PLACE CDD**

**MEETING DATE: September 20, 2023**

**DMS Staff Signature** per mg

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos	✓ <i>phon</i>	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

*EL 092023*



**PARK PLACE CDD**

**MEETING DATE: September 20, 2023**

**DMS Staff Signature** per mgh

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos	✓ <i>phom</i>	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

*JF 092023*



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

Statement Date: September 05, 2023

Amount Due: \$5,330.14

Due Date: September 19, 2023

Account #: 311000010091

DO NOT PAY. Your account will be drafted on September 19, 2023

## Account Summary

Previous Amount Due	\$5,258.05
Payment(s) Received Since Last Statement	-\$5,258.05
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,330.14

Amount Due by September 19, 2023 \$5,330.14

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

## Your Locations With The Highest Usage



14719 BRICK  
PL, TAMPA, FL  
33626-0000

1,532  
KWH



11513 SPLENDID  
LN, TAMPA, FL  
33626-3366

265  
KWH



Scan here to view  
your account online.

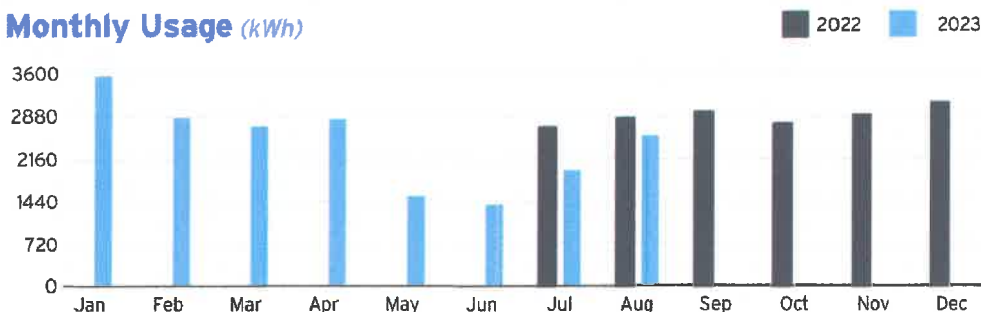


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount](http://TECOaccount)

To ensure prompt credit, please return



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

Received

SEP 08 2023

Payment Amount: \$

700250002716

Your account will be  
drafted on September 19, 2023

Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month

Increased Same Decreased

Service Address: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

Sub-Account Number: 211007038386

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000265066	08/18/2023	3,027		2,962		65 kWh	1	29 Days	\$32.39
									0.0%

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

Sub-Account Number: 211015021994

Amount: \$1,507.75

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

Sub-Account Number: 211015022109

Amount: \$2,156.43

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

Sub-Account Number: 211015022232

Amount: \$341.93

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

Sub-Account Number: 211015022349

Amount: \$301.16

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

Sub-Account Number: 211015022463

Amount: \$448.90

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



Phone

Toll Free: 866-689-6469

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

## Summary of Charges by Service Address


Account Number: 311000010091

### Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 211015022745

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000152133	08/22/2023	73,477		71,945		1,532 kWh	1	29 Days	\$259.84
									 102.9%

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

Sub-Account Number: 211015022836

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000206733	08/22/2023	8,089		7,933		156 kWh	1	29 Days	\$46.49
									 9.8%

Service Address: 14662 CANOPY DR, TAMPA, FL 33626-3348

Sub-Account Number: 211015022968

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198591	08/22/2023	5,255		5,150		105 kWh	1	29 Days	\$38.58
									 16.7%


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

Sub-Account Number: 211015023099

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198613	08/22/2023	14,501		14,236		265 kWh	1	29 Days	\$63.38
									 7.0%


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

Sub-Account Number: 211015023214

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180482	08/22/2023	13,161		12,991		170 kWh	1	29 Days	\$48.67
									 48.5%


Service Address: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

Sub-Account Number: 211015023339

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000181268	08/22/2023	4,863		4,781		82 kWh	1	29 Days	\$35.03
									 3.5%

Service Address: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

Sub-Account Number: 211015023446

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180490	08/22/2023	10,705		10,529		176 kWh	1	29 Days	\$49.59
									 5.9%

Total Current Month's Charges

\$5,330.14





Sub-Account #: 211007038386  
Statement Date: 08/30/2023

**Service Address:** 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

## Meter Read

**Service Period:** 07/21/2023 - 08/18/2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265066	08/18/2023	3,027		2,962		65 kWh	1	29 Days

## Charge Details



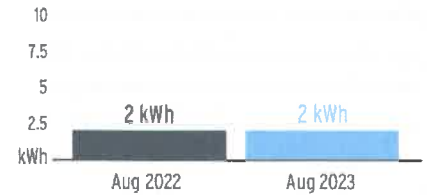
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	65 kWh @ \$0.07990/kWh	\$5.19
Fuel Charge	65 kWh @ \$0.05239/kWh	\$3.41
Storm Protection Charge	65 kWh @ \$0.00400/kWh	\$0.26
Clean Energy Transition Mechanism	65 kWh @ \$0.00427/kWh	\$0.28
Storm Surcharge	65 kWh @ \$0.01061/kWh	\$0.69
Florida Gross Receipt Tax		\$0.81

### Electric Service Cost

**\$32.39**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$32.39**

Billing information continues on next page →



Sub-Account #: 211015021994  
Statement Date: 08/30/2023


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

Service Period: 07/21/2023 - 08/18/2023

Rate Schedule: Lighting Service

Charge Details



 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	1978 kWh @ \$0.03511/kWh	\$69.45
Fixture & Maintenance Charge	23 Fixtures	\$535.90
Lighting Pole / Wire	23 Poles	\$758.67
Lighting Fuel Charge	1978 kWh @ \$0.05169/kWh	\$102.24
Storm Protection Charge	1978 kWh @ \$0.01466/kWh	\$29.00
Clean Energy Transition Mechanism	1978 kWh @ \$0.00036/kWh	\$0.71
Storm Surcharge	1978 kWh @ \$0.00326/kWh	\$6.45
Florida Gross Receipt Tax		\$5.33
<b>Lighting Charges</b>		<b>\$1,507.75</b>

Current Month's Electric Charges	\$1,507.75
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Billing information continues on next page →

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Sub-Account #: 211015022109  
Statement Date: 08/30/2023

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

**Service Period:** 07/21/2023 - 08/18/2023      **Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	1022 kWh @ \$0.03511/kWh	\$35.88
Fixture & Maintenance Charge	43 Fixtures	\$852.72
Lighting Pole / Wire	43 Poles	\$1193.57
Lighting Fuel Charge	1022 kWh @ \$0.05169/kWh	\$52.83
Storm Protection Charge	1022 kWh @ \$0.01466/kWh	\$14.98
Clean Energy Transition Mechanism	1022 kWh @ \$0.00036/kWh	\$0.37
Storm Surcharge	1022 kWh @ \$0.00326/kWh	\$3.33
Florida Gross Receipt Tax		\$2.75
<b>Lighting Charges</b>		<b>\$2,156.43</b>

<b>Current Month's Electric Charges</b>	<b>\$2,156.43</b>
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Billing information continues on next page →

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Sub-Account #: 211015022232  
Statement Date: 08/30/2023


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

**Service Period:** 07/21/2023 - 08/18/2023

**Rate Schedule:** Lighting Service

**Charge Details**





## Electric Charges

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

Lighting Energy Charge	183 kWh @ \$0.03511/kWh	\$6.43
Fixture & Maintenance Charge	7 Fixtures	\$127.67
Lighting Pole / Wire	7 Poles	\$194.53
Lighting Fuel Charge	183 kWh @ \$0.05169/kWh	\$9.46
Storm Protection Charge	183 kWh @ \$0.01466/kWh	\$2.68
Clean Energy Transition Mechanism	183 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	183 kWh @ \$0.00326/kWh	\$0.60
Florida Gross Receipt Tax		\$0.49

Lighting Charges

\$341.93

<b>Current Month's Electric Charges</b>	<b>\$341.93</b>
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Billing information continues on next page →

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Sub-Account #: 211015022349  
Statement Date: 08/30/2023

**Service Address:** MANDOLIN PHASE 3, TAMPA, FL 33625-0000

**Service Period:** 07/21/2023 - 08/18/2023

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	144 kWh @ \$0.03511/kWh	\$5.06
Fixture & Maintenance Charge	6 Fixtures	\$118.90
Lighting Pole / Wire	6 Poles	\$166.74
Lighting Fuel Charge	144 kWh @ \$0.05169/kWh	\$7.44
Storm Protection Charge	144 kWh @ \$0.01466/kWh	\$2.11
Clean Energy Transition Mechanism	144 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	144 kWh @ \$0.00326/kWh	\$0.47
Florida Gross Receipt Tax		\$0.39
<b>Lighting Charges</b>		<b>\$301.16</b>

**Current Month's Electric Charges** **\$301.16**

Billing information continues on next page →

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Sub-Account #: 211015022463  
Statement Date: 08/30/2023

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

Service Period: 07/21/2023 - 08/18/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	156 kWh @ \$0.03511/kWh	\$5.48
Fixture & Maintenance Charge	9 Fixtures	\$181.97
Lighting Pole / Wire	9 Poles	\$250.11
Lighting Fuel Charge	156 kWh @ \$0.05169/kWh	\$8.06
Storm Protection Charge	156 kWh @ \$0.01466/kWh	\$2.29
Clean Energy Transition Mechanism	156 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	156 kWh @ \$0.00326/kWh	\$0.51
Florida Gross Receipt Tax		\$0.42

Lighting Charges \$448.90

Current Month's Electric Charges \$448.90

Billing information continues on next page →

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Sub-Account #: 211015022745  
Statement Date: 08/30/2023

**Service Address:** 14719 BRICK PL, TAMPA, FL 33626-0000

## Meter Read

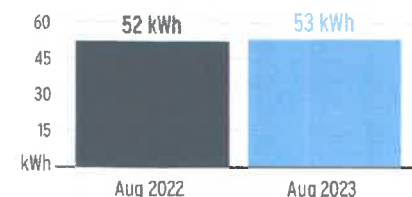
**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	08/22/2023	73,477		71,945		1,532 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,532 kWh @ \$0.07990/kWh	\$122.41
Fuel Charge	1,532 kWh @ \$0.05239/kWh	\$80.26
Storm Protection Charge	1,532 kWh @ \$0.00400/kWh	\$6.13
Clean Energy Transition Mechanism	1,532 kWh @ \$0.00427/kWh	\$6.54
Storm Surcharge	1,532 kWh @ \$0.01061/kWh	\$16.25
Florida Gross Receipt Tax		\$6.50

### Electric Service Cost

**\$259.84**

**Current Month's Electric Charges**

**\$259.84**

Billing information continues on next page →



Sub-Account #: 211015022836  
Statement Date: 08/30/2023

**Service Address:** 14729 CANOPY DR, TAMPA, FL 33626-3356

## Meter Read

**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000206733	08/22/2023	8,089	7,933	156 kWh	1	29 Days

## Charge Details



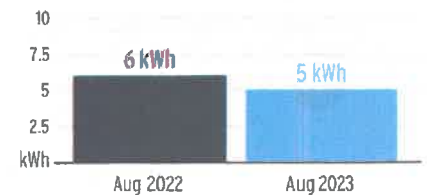
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	156 kWh @ \$0.07990/kWh	\$12.46
Fuel Charge	156 kWh @ \$0.05239/kWh	\$8.17
Storm Protection Charge	156 kWh @ \$0.00400/kWh	\$0.62
Clean Energy Transition Mechanism	156 kWh @ \$0.00427/kWh	\$0.67
Storm Surcharge	156 kWh @ \$0.01061/kWh	\$1.66
Florida Gross Receipt Tax		\$1.16

### Electric Service Cost

**\$46.49**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$46.49**

Billing information continues on next page →



Sub-Account #: 211015022968  
Statement Date: 08/30/2023

**Service Address:** 14662 CANOPY DR, TAMPA, FL 33626-3348

## Meter Read

**Meter Location:** Area Light

**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	08/22/2023	5,255		5,150		105 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	105 kWh @ \$0.07990/kWh	\$8.39
Fuel Charge	105 kWh @ \$0.05239/kWh	\$5.50
Storm Protection Charge	105 kWh @ \$0.00400/kWh	\$0.42
Clean Energy Transition Mechanism	105 kWh @ \$0.00427/kWh	\$0.45
Storm Surcharge	105 kWh @ \$0.01061/kWh	\$1.11
Florida Gross Receipt Tax		\$0.96
<b>Electric Service Cost</b>		<b>\$38.58</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$38.58**

Billing information continues on next page →



Sub-Account #: 211015023099  
Statement Date: 08/30/2023

**Service Address:** 11513 SPLENDID LN, TAMPA, FL 33626-3366

## Meter Read

**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	08/22/2023	14,501		14,236		265 kWh	1	29 Days

## Charge Details



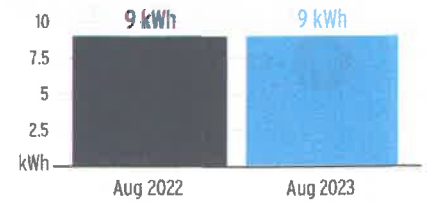
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	265 kWh @ \$0.07990/kWh	\$21.17
Fuel Charge	265 kWh @ \$0.05239/kWh	\$13.88
Storm Protection Charge	265 kWh @ \$0.00400/kWh	\$1.06
Clean Energy Transition Mechanism	265 kWh @ \$0.00427/kWh	\$1.13
Storm Surcharge	265 kWh @ \$0.01061/kWh	\$2.81
Florida Gross Receipt Tax		\$1.58

### Electric Service Cost

**\$63.38**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$63.38**

Billing information continues on next page →



Sub-Account #: 211015023214  
Statement Date: 08/30/2023

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

## Meter Read

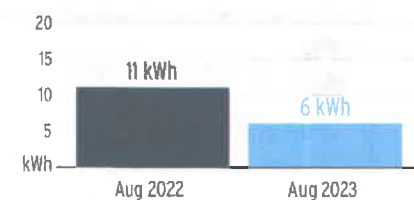
**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	08/22/2023	13,161		12,991		170 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	170 kWh @ \$0.07990/kWh	\$13.58
Fuel Charge	170 kWh @ \$0.05239/kWh	\$8.91
Storm Protection Charge	170 kWh @ \$0.00400/kWh	\$0.68
Clean Energy Transition Mechanism	170 kWh @ \$0.00427/kWh	\$0.73
Storm Surcharge	170 kWh @ \$0.01061/kWh	\$1.80
Florida Gross Receipt Tax		\$1.22
<b>Electric Service Cost</b>		<b>\$48.67</b>

**Current Month's Electric Charges**

**\$48.67**

Billing information continues on next page →



Sub-Account #: 211015023339  
Statement Date: 08/30/2023

**Service Address:** 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

## Meter Read

**Meter Location:** PUMP/LIFT STATION

**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	08/22/2023	4,863	4,781		82 kWh	1	29 Days

## Charge Details



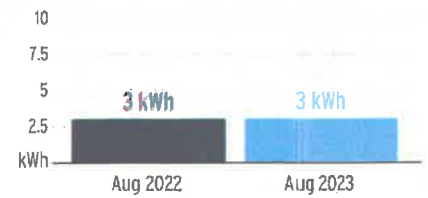
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	82 kWh @ \$0.07990/kWh	\$6.55
Fuel Charge	82 kWh @ \$0.05239/kWh	\$4.30
Storm Protection Charge	82 kWh @ \$0.00400/kWh	\$0.33
Clean Energy Transition Mechanism	82 kWh @ \$0.00427/kWh	\$0.35
Storm Surcharge	82 kWh @ \$0.01061/kWh	\$0.87
Florida Gross Receipt Tax		\$0.88

### Electric Service Cost

**\$35.03**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$35.03**

Billing information continues on next page →





Sub-Account #: 211015023446  
Statement Date: 08/30/2023

**Service Address:** 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

## Meter Read

**Meter Location:** PUMP/LIFT STATION

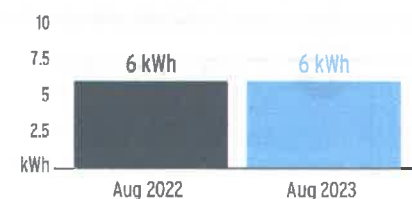
**Service Period:** 07/25/2023 - 08/22/2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000180490	08/22/2023	10,705	10,529	176 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	176 kWh @ \$0.07990/kWh	\$14.06
Fuel Charge	176 kWh @ \$0.05239/kWh	\$9.22
Storm Protection Charge	176 kWh @ \$0.00400/kWh	\$0.70
Clean Energy Transition Mechanism	176 kWh @ \$0.00427/kWh	\$0.75
Storm Surcharge	176 kWh @ \$0.01061/kWh	\$1.87
Florida Gross Receipt Tax		\$1.24

### Electric Service Cost

**\$49.59**

**Current Month's Electric Charges**

**\$49.59**

**Total Current Month's Charges**

**\$5,330.14**

## Important Messages

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

ADA Site Compliance  
6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com



Invoice

BILL TO
Park Place CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2927	09/21/2023	\$1,700.00	10/05/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,700.00	1,700.00

BALANCE DUE

\$1,700.00



# INVOICE

<b>Customer</b>	Park Place Community Development District
<b>Acct #</b>	762
<b>Date</b>	09/25/2023
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

**Park Place Community Development District**  
**c/o Meritus**  
**2005 Pan Am Circle, Ste 120**  
**Tampa, FL 33607**

Payment Information	
<b>Invoice Summary</b>	\$ 17,553.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#20181
100123705	

Thank You

Please detach and return with payment



Customer: Park Place Community Development District

Invoice	Effective	Transaction	Description	Amount
20181	10/01/2023	Renew policy	Policy #100123705 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/25/2023	17,553.00

**Total**

\$ 17,553.00

Thank You

**FOR PAYMENTS SENT OVERNIGHT:**  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
 Atlanta, GA 30374-8555

scclimer@egisadvisors.com

09/25/2023

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Angie Grunwald  
Park Place Community Development District  
c/o Inframark Infrastructure Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

# Invoice

September 25, 2023

Project No: 20181258-000

Invoice No: 60

FEID #59-1173834

Project 20181258-000 Park Place CDD

**Professional Services through September 10, 2023**

Phase 01 General Services

## Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	8/15/2023	.50	190.00	95.00
Coordination with DM regarding curb repair				
Chang, Philip	8/16/2023	2.00	190.00	380.00
Review meeting book and attend monthly meeting;				
Chang, Philip	8/21/2023	.25	190.00	47.50
Coordination with brick paver contractor;				
Chang, Philip	8/23/2023	2.00	190.00	380.00
Coordinate & meet with concrete contractor				
Chang, Philip	8/28/2023	3.25	190.00	617.50
Research/review as-built plans; Site visit to check on storm system and to observe sidewalk repairs;				
respond to emails;				
Chang, Philip	8/29/2023	2.50	190.00	475.00
Site visit to observe concrete repairs;				
Chang, Philip	8/31/2023	2.00	190.00	380.00
Site visit to observe concrete repairs; Follow up with brick paver repair vendor;				
Chang, Philip	9/1/2023	1.75	190.00	332.50
Site visit to observe concrete repairs;				
Chang, Philip	9/5/2023	2.75	190.00	522.50
Site visit and coordination with concrete repair vendor;				
Coordination with vendor regarding storm structure repairs;				
Chang, Philip	9/6/2023	2.75	190.00	522.50
Follow up with contractor on storm structure repair; site visit to observe concrete repairs;				
Chang, Philip	9/8/2023	2.00	190.00	380.00
Site visit to observe construction repairs;				
Totals		21.75		4,132.50
<b>Total Labor</b>				<b>4,132.50</b>
<b>Total this Phase</b>				<b>\$4,132.50</b>

Project	20181258-000	Park Place CDD			Invoice	60
Phase	02	Special Services				
<b>Professional Personnel</b>						
			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Professional 6						
Chang, Philip	8/31/2023		.25	190.00	47.50	
Review Requisition 53						
Totals			.25		47.50	
<b>Total Labor</b>						<b>47.50</b>
				<b>Total this Phase</b>		<b>\$47.50</b>
				<b>Total this Invoice</b>		<b>\$4,180.00</b>

# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



Spearem Enterprises, LLC

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



INVOICE

BILL TO  
Park Place CDD  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5845  
DATE 08/17/2023  
TERMS Net 15  
DUE DATE 09/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16 playground bathroom cleaning services 4 weeks at 1 time a/week	4	81.25	325.00
Labor 9/10 to 9/30 park fountain maintenance 4 weeks at 1 time a/week	4	75.00	300.00
Labor 9/10 to 9/30 maintain dog waist cans throughout the CDD 17 cans at 1 time a/week for 4 weeks includes bags and muttmits	4	143.50	574.00
Material toilet paper and hand towels	1	50.00	50.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$1,299.00**

Spearem Enterprises, LLC

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



INVOICE

BILL TO  
Park Place CDD  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5868  
DATE 09/14/2023  
TERMS Net 15  
DUE DATE 09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/16 to 9/16 playground bathroom cleaning services 4 weeks at 1 time a/week	4	81.25	325.00
Labor 8/16 to 9/16 park fountain maintenance 4 weeks at 1 time a/week	4	75.00	300.00
Labor 9/16 to 9/30 maintain dog waist cans throughout the CDD 17 cans at 1 time a/week for 4 weeks includes bags and muttmits	2	143.50	287.00
Material toilet paper and hand towels	1	50.00	50.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$1,012.00**



**5C**

# Park Place Community Development District

Basic Financial Statements  
For the Year Ended September 30, 2022



## Park Place Community Development District

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Park Place Community Development District  
Hillsborough County, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Place Community Development District (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2022, and the respective changes in its financial position and respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated July 13, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
July 13, 2023

Our discussion and analysis of Park Place Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the years ended September 30, 2022 and 2021. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022:

- The District's total assets and deferred outflows of resources exceeded its liabilities at September 30, 2022 by \$ 2,608,419 (net position).
- The District's total revenues were \$ 1,359,791, \$ 1,354,513 from non-ad valorem assessments, \$ 3,924 from interest income and \$ 1,354 from miscellaneous income. The District's expenses for this year were \$ 1,845,511. This resulted in a \$ 485,720 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 1,770,319, a decrease of \$ 1,099,207 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

**Government-Wide Financial Statements:** The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The statement of net position presents information on all the District's assets and deferred outflows and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 8 and 9 of this report.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures and changes in fund balances provide reconciliations to facilitate this comparison between governmental fund financial statements and government-wide financial statements.

The governmental fund financial statements can be found on pages 10 through 14 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 15 through 23 of this report.

### **Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2022 and 2021:

Park Place Community Development District Statements of Net Position		
	2022	2021
Assets:		
Current and other assets	\$ 1,795,510	\$ 2,882,163
Capital assets, net	6,492,647	6,328,266
Total assets	8,288,157	9,210,429
Deferred outflows of resources	236,344	259,763
Liabilities:		
Other liabilities	552,736	539,210
Long-term liabilities	5,363,346	5,836,843
Total liabilities	5,916,082	6,376,053
Net position:		
Net investment in capital assets	1,922,791	1,852,416
Restricted for debt service	67,602	40,654
Unrestricted	618,026	1,201,069
Total net position	\$ 2,608,419	\$ 3,094,139



**Park Place Community Development District  
Management's Discussion and Analysis  
September 30, 2022**

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**Governmental Activities:** Governmental activities for the year ended September 30, 2022 decreased the District's net position by \$ 472,126 as reflected in the table below:

Park Place Community Development District Statements of Activities		
	<u>2022</u>	<u>2021</u>
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 1,354,513	\$ 1,262,652
General revenue:		
Interest income	3,924	114
Miscellaneous income	<u>1,354</u>	<u>750</u>
Total revenues	<u>1,359,791</u>	<u>1,263,516</u>
Expenses:		
Physical environment	1,523,630	895,648
Interest expense	156,337	452,539
General government	<u>165,544</u>	<u>189,418</u>
Total expenses	<u>1,845,511</u>	<u>1,537,605</u>
Change in net position	(485,720)	(274,089)
Net Position, Beginning of Year	<u>3,094,139</u>	<u>3,368,228</u>
Net Position, End of Year	\$ <u><u>2,608,419</u></u>	\$ <u><u>3,094,139</u></u>

### Analysis of the Governmental Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General and Debt Service Funds comprise the total governmental funds.

As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of approximately \$ 1,770,319 a decrease of approximately \$ 1,099,207, as compared to the total balance on October 1, 2021.

### Capital Assets and Debt Administration

The District's investment in capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2022 amounted to \$ 6,492,647, and consists of land and improvements, construction in progress, infrastructure, and buildings.

At the end of the year, the District had total bonded debt outstanding of \$ 5,839,346. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 6 on pages 21 through 23 of this report.

### **General Fund Budgetary Highlights**

There were no changes to the fiscal year 2022 budget. Actual revenues and expenditures were over the budget which resulted in a negative \$ 635,945 variance to budget.

### **Economic Factors and Next Year's Budget**

Revenues and expenditures for the fiscal year 2023 adopted budget for the General Fund of the District total \$ 709,845.

### **Requests for Information**

This financial report is designed to provide a general overview of Park Place Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Park Place Community Development District, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

# BASIC FINANCIAL STATEMENTS

**Park Place Community Development District**  
**Statement of Net Position**  
**September 30, 2022**

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	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash, cash equivalents and investments	\$ 1,784,406
Assessments receivable	327
Deposits	10,777
Capital assets:	
Nondepreciable	1,965,871
Depreciable, net	<u>4,526,776</u>
Total assets	<u>8,288,157</u>
<b>Deferred Outflows of Resources:</b>	
Deferred charge on refunding	<u>236,344</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	25,191
Accrued interest payable	51,545
Bonds payable, due within one year	476,000
Bonds payable, due in more than one year	<u>5,363,346</u>
Total liabilities	<u>5,916,082</u>
<b>Net Position:</b>	
Net investment in capital assets	1,922,791
Restricted for debt service	67,602
Unrestricted	<u>618,026</u>
Total net position	\$ <u><u>2,608,419</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Park Place Community Development District**  
**Statement of Activities**  
**For the Year Ended September 30, 2022**

		Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
	Expenses				
<b>Functions/Programs:</b>					
Governmental activities:					
Physical environment	\$ 1,523,630	\$ 589,666	\$ -	\$ -	\$ (933,964)
Interest and other debt service costs	156,337	618,473	-	-	462,136
General government	<u>165,544</u>	<u>146,374</u>	<u>-</u>	<u>-</u>	<u>(19,170)</u>
Total governmental activities	\$ <u>1,845,511</u>	\$ <u>1,354,513</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(490,998)</u>
General revenues:					
Interest income					3,924
Miscellaneous income					<u>1,354</u>
Total general revenues					<u>5,278</u>
Change in net position					(485,720)
Net position, October 1, 2021					<u>3,094,139</u>
Net position, September 30, 2022					\$ <u>2,608,419</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Park Place Community Development District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2022**

	<u>General Fund</u>	<u>Series 2021 Debt Service Fund</u>	<u>Series 2021 Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash, cash equivalents and investments	\$ 632,113	\$ 119,147	\$ 1,033,146	\$ 1,784,406
Assessments receivable	327	-	-	327
Deposits	<u>10,777</u>	<u>-</u>	<u>-</u>	<u>10,777</u>
Total assets	<u>\$ 643,217</u>	<u>\$ 119,147</u>	<u>\$ 1,033,146</u>	<u>\$ 1,795,510</u>
<b>Liabilities:</b>				
Accounts payable and accrued expenses	<u>\$ 25,191</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,191</u>
<b>Fund Balances:</b>				
Nonspendable	10,777	-	-	10,777
Restricted for debt service	-	119,147	-	119,147
Restricted for capital projects	-	-	1,033,146	1,033,146
Unassigned	<u>607,249</u>	<u>-</u>	<u>-</u>	<u>607,249</u>
Total fund balances	<u>618,026</u>	<u>119,147</u>	<u>1,033,146</u>	<u>1,770,319</u>
Total liabilities and fund balances	<u>\$ 643,217</u>	<u>\$ 119,147</u>	<u>\$ 1,033,146</u>	<u>\$ 1,795,510</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Park Place Community Development District  
Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
September 30, 2022**

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**Total Fund Balances of Governmental Funds, Page 10** \$ 1,770,319

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

Governmental capital assets	13,100,699
Less accumulated depreciation	(6,608,052)

Certain liabilities and related deferred inflows and outflows are not due and payable in the current period and therefore are not reported in the funds:

Accrued interest payable	(51,545)
Deferred charge on refunding	236,344
Governmental bonds payable	<u>(5,839,346)</u>

**Net Position of Governmental Activities, Page 8** \$ 2,608,419

The accompanying notes to basic financial statements are an integral part of these statements.

**Park Place Community Development District  
Statement of Revenues, Expenditures and  
Changes in Fund Balances - Governmental Funds  
For the Year Ended September 30, 2022**

	<b>General Fund</b>	<b>Series 2021 Debt Service Fund</b>	<b>Series 2021 Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 736,040	\$ 618,473	\$ -	\$ 1,354,513
Interest income	-	389	3,535	3,924
Miscellaneous income	1,354	-	-	1,354
<b>Total revenues</b>	<b>737,394</b>	<b>618,862</b>	<b>3,535</b>	<b>1,359,791</b>
<b>Expenditures:</b>				
Current:				
General government	165,544	-	-	165,544
Physical environment	1,154,893	-	533,118	1,688,011
Debt service:				
Principal	-	466,000	-	466,000
Interest	-	139,443	-	139,443
<b>Total expenditures</b>	<b>1,320,437</b>	<b>605,443</b>	<b>533,118</b>	<b>2,458,998</b>
Excess (deficiency) of revenues over (under) expenditures	(583,043)	13,419	(529,583)	(1,099,207)
<b>Other Financing Sources (Uses):</b>				
Transfer in	-	4,501	-	4,501
Transfer out	-	-	(4,501)	(4,501)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>4,501</b>	<b>(4,501)</b>	<b>-</b>
Net change in fund balances	(583,043)	17,920	(534,084)	(1,099,207)
<b>Fund Balances, October 1, 2021</b>	<b>1,201,069</b>	<b>101,227</b>	<b>1,567,230</b>	<b>2,869,526</b>
<b>Fund Balances, September 30, 2022</b>	<b>\$ 618,026</b>	<b>\$ 119,147</b>	<b>\$ 1,033,146</b>	<b>\$ 1,770,319</b>

The accompanying notes to basic financial statements are an integral part of these statements.



**Park Place Community Development District  
Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances  
of Governmental Funds to the Statement of Activities  
For the Year Ended September 30, 2022**

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**Net Change in Fund Balances - Total Governmental Funds, Page 12** \$ (1,099,207)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives:

Less current year provision for depreciation	(368,737)
Capital outlay expenditures	533,118

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	466,000
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Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Change in accrued interest payable	9,028
Provision for amortization of bond discount	(2,503)
Provision for amortization for deferred charge on refunding	(23,419)
	(26,878)

**Change in Net Position of Governmental Activities, Page 9** \$ (485,720)

The accompanying notes to basic financial statements are an integral part of these statements.

**Park Place Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual - General Fund**  
**For the Year Ended September 30, 2022**

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	<u>Original Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
Non-ad valorem assessments	\$ 709,845	\$ 736,040	\$ 26,195
Miscellaneous income	<u>-</u>	<u>1,354</u>	<u>1,354</u>
Total revenues	<u>709,845</u>	<u>737,394</u>	<u>27,549</u>
<b>Expenditures:</b>			
Current:			
General government	130,644	165,544	(34,900)
Physical environment	<u>526,299</u>	<u>1,154,893</u>	<u>(628,594)</u>
Total expenditures	<u>656,943</u>	<u>1,320,437</u>	<u>(663,494)</u>
Net change in fund balance	52,902	(583,043)	(635,945)
<b>Fund Balance, October 1, 2021</b>	<u>1,201,069</u>	<u>1,201,069</u>	<u>-</u>
<b>Fund Balance, September 30, 2022</b>	\$ <u><u>1,253,971</u></u>	\$ <u><u>618,026</u></u>	\$ <u><u>(635,945)</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

## **Note 1 - Organization and Operations**

Park Place Community Development District (the "District") was created April 24, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, by the Hillsborough County Board of County Commissioners. The District was created for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights, and other basic infrastructure projects within or without the boundaries of the District.

The District is governed by a Board of Supervisors (the "Board"), which is composed of five members. The Board is elected on an at-large basis by the owners of property within the District. Ownership of land within the District entitles the owner to one vote per lot.

## **Note 2 - Summary of Significant Accounting Policies**

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

**The financial reporting entity:** The governmental reporting entity consists of the District and its component units. Component units are legally separate organizations for which the Board is financially accountable or other organizations whose nature and significant relationship with the District are such that exclusion would cause the District's financial statements to be misleading. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the District's ability to impose its will on the organization or (ii) there is a potential for the organization to provide benefit or impose a financial burden on the District. Based upon these criteria, there were no component units.

### **Basis of presentation**

**Financial Statements - Government-Wide Statements:** The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations when and if applicable. The effect of interfund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2022 the District had \$ 1,354,513 in program revenues.

**Note 2 - Summary of Significant Accounting Policies (continued)**

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

**Financial Statements - Fund Financial Statements:** The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues, and expenditures.

The District reports the following major governmental funds:

**General Fund** - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from non-ad valorem assessments.

**Debt Service Fund** - These funds are used to account for the accumulation of resources for and the payment of long-term debt principal, interest, and other financing costs.

**Capital Project Fund** - These funds are used to account for financial resources segregated for the acquisition or construction of capital facilities other than those financed by enterprise operations, if applicable.

For the year ended September 30, 2022, the District does not report any proprietary funds.

**Measurement focus, basis of accounting, and presentation:** Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**Budget:** A budget is adopted for the General Fund and Debt Service Fund on an annual basis. Appropriations lapse at fiscal year-end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.

**Note 2 - Summary of Significant Accounting Policies (continued)**

- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally adopted by the District Board.
- d. The budgets are adopted on a basis consistent with generally accepted accounting principles.

**Cash and cash equivalents:** Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

**Investments:** Investments, if held, are stated at their fair value, which is based on quoted market prices and includes accrued interest, if applicable. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased.

**Prepays:** Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

**Capital assets:** Capital assets, which include land and improvements, infrastructure and buildings are reported in the applicable governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Depreciation on all capital assets is charged to operations using the straight-line method over the assets' estimated service lives, ranging from 15-40 years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

**Assessments:** Operating and maintenance assessments are non-ad valorem assessments on all platted lots within the District.

Special assessments are levied in accordance with the bond indenture on all parcels of land within the District benefiting from infrastructure construction and are used to repay bond principal and the interest thereon.

All assessments are due and payable on November 1. Assessments can be paid at declining discounts through February, are due by March 31, becoming delinquent on April 1 of the year following the year in which they were levied. The Hillsborough County, Florida Tax Collector's Office bills and collects assessments on behalf of the District.

Assessments and interest associated with the current fiscal year are considered to be susceptible to accrual and have been recognized as revenues in the current fiscal year. All other items are considered to be measurable and available only upon receipt by the District.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is a deferred charge on refunding reported in government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

## Note 2 - Summary of Significant Accounting Policies (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category.

### Equity classifications:

#### *Government-wide statements*

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - indicates that portion of net position that does not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

#### *Fund statements*

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

## Note 2 - Summary of Significant Accounting Policies (continued)

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund. The District classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use restricted fund balances first, followed by committed fund balances, assigned fund balances, and finally unassigned.

**Long-term obligations:** Long-term debt and other long-term obligations are recorded as liabilities in the Statement of Net Position in the government-wide financial statements. Bonds payable are recorded net of premiums or discounts, which are amortized over the life of the bonds using the straight-line method.

In the fund financial statements, bond premiums and discounts are recognized in the period of the bond issuance. The face amount of the debt, plus premiums received on debt issuances are recorded as other financing sources, while discounts on debt issuances are recorded as other financing uses.

**Estimates:** The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from the estimates.

**Date of management review:** Subsequent events have been evaluated through July 13, 2023, which is the date the financial statements were available to be issued.

## Note 3 - Deposits and Investments

**Deposits:** The District's deposits must be placed with banks and savings and loan institutions which are qualified as public depositories under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's deposits was \$ 632,113 and the bank balance was \$ 642,794.

### Note 3 - Deposits and Investments (continued)

**Investments:** The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the United States Treasury. Investments of the Debt Service Fund and Capital Project Fund are governed by the Bond Indenture.

Investments as of September 30, 2022 were as follows:

	Credit Rating*	Reported Amount - Fair Value or Amortized Cost
	<u>Credit Rating*</u>	<u>Reported Amount - Fair Value or Amortized Cost</u>
Money market funds	AAAm	\$ <u>1,152,293</u>

\* Investment ratings obtained from Standard & Poor's Investor Services

**Credit risk:** Florida Statutes require the money market mutual funds held by the District to have the highest credit quality rating from a nationally recognized rating agency.

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such a manner as to provide sufficient liquidity to pay obligations as they come due. As of September 30, 2022, the money market funds are daily liquidity investments.

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the District's investments are subject to custodial credit risk.

### Note 4 - Transfers

Transfers at September 30, 2022 consisted of the following:

<u>Transfers Out</u>	<u>Transfers In Series 2021 Debt Service Fund</u>
Series 2021 Capital Project Fund	\$ <u>4,501</u>



**Park Place Community Development District**  
**Notes to Basic Financial Statements**  
**September 30, 2022**

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**Note 5 - Capital Assets**

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance at October 1, 2021	Additions	Deletions	Balance at September 30, 2022
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land and improvements	\$ 1,861,517	\$ -	\$ -	\$ 1,861,517
Construction in progress	17,869	86,485		104,354
Total capital assets, not being depreciated	1,879,386	86,485	-	1,965,871
Capital assets, being depreciated:				
Infrastructure	10,095,559	400,218	-	10,495,777
Buildings	592,636	46,415	-	639,051
Total capital assets, being depreciated	10,688,195	446,633	-	11,134,828
Total capital assets	12,567,581	533,118	-	13,100,699
Less accumulated depreciation for:				
Infrastructure	5,745,521	339,105	-	6,084,626
Buildings	493,794	29,632	-	523,426
Total accumulated depreciation	6,239,315	368,737	-	6,608,052
Total capital assets, being depreciated, net	4,448,880	77,896	-	4,526,776
Governmental activities capital assets, net	\$ 6,328,266	\$ 164,381	\$ -	\$ 6,492,647

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ 368,737

**Note 6 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2022 is comprised of the following bond issues:

\$ 2,628,000 Special Assessment Refunding and Improvement Bonds, Series 2021-1; due in annual installments through May 2032; interest payable semi-annually at 2.05% (net of unamortized discount of \$ 10,866).	\$ 2,399,134
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**Note 6 - Long-Term Debt (continued)**

\$ 3,704,000 Special Assessment Refunding and Improvement Bonds, Series 2021-2; due in annual installments through May 2034; interest payable semi-annually at 2.15% (net of unamortized discount of \$ 15,788).

3,440,212

\$ 5,839,346

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Deletions	Amortization	Balance September 30, 2022	Due Within One Year
Bonds from direct borrowings and direct placements:						
Special Assessment Refunding and Improvement Bonds, Series 2021-1	\$ 2,628,000	\$ -	\$ 218,000	\$ -	\$ 2,410,000	\$ 221,000
Series 2021-1 discount	(12,003)	-	-	1,137	(10,866)	-
Special Assessment Refunding and Improvement Bonds, Series 2021-2	3,704,000	-	248,000	-	3,456,000	255,000
Series 2021-2 discount	(17,154)	-	-	1,366	(15,788)	-
	<u>\$ 6,302,843</u>	<u>\$ -</u>	<u>\$ 466,000</u>	<u>\$ 2,503</u>	<u>\$ 5,839,346</u>	<u>\$ 476,000</u>

**b. Summary of Significant Debt Terms of Governmental Activities**

**\$ 6,332,000 Special Assessment Refunding and Improvement Bonds, Series 2021** - In April 2021, the District issued \$2,628,000 Special Assessment Refunding and Improvement Bonds, Series 2021-1 and \$3,704,000 Special Assessment Refunding and Improvement Bonds, Series 2021-2 for the purpose of refunding the Series 2008 and Series 2014 Bonds, respectively. The Series 2021-1 Bonds bear interest at 2.05% and mature in May 2032. The Series 2021-2 Bonds bear interest at 2.15% and mature in May 2034. Interest on both bonds is payable semiannually on the first day of each May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for the payment of principal and interest on the Bonds as it becomes due.

The Bonds are subject to mandatory redemption at par on a schedule of annual redemptions through May 2032 for Series 2021-1 and May 2034 for Series 2021-2, the maturity dates. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds may, at the option of the District be redeemed prior to maturity at par on or after November 1, 2026 for Series 2021-1 and on or after November 1, 2027 for Series 2021-2.

**Note 6 - Long-Term Debt (continued)**

- c. The annual debt service requirements for the Special Assessment Refunding and Improvement Bonds, Series 2021 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 476,000	\$ 123,709	\$ 599,709
2024	487,000	113,696	600,696
2025	496,000	103,451	599,451
2026	505,000	93,015	598,015
2027	520,000	82,388	602,388
2028-2032	2,744,000	243,926	2,987,926
2033-2034	<u>638,000</u>	<u>20,662</u>	<u>658,662</u>
	\$ <u><u>5,866,000</u></u>	\$ <u><u>780,845</u></u>	\$ <u><u>6,646,845</u></u>

**Note 7 - Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

## OTHER REPORTS OF INDEPENDENT AUDITORS



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors  
Park Place Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of Park Place Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated July 13, 2023.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

CPA's + Trusted Advisors

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
July 13, 2023

## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

To the Board of Supervisors  
Park Place Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of Park Place Community Development District (the "District"), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated July 13, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 13, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings and recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The District was established April 24, 2001 by Hillsborough County Ordinance No. 01-12, pursuant to the provisions of Chapter 190, of the laws of the State of Florida. The District does not have any component units.

### **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, require that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the District reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
July 13, 2023





INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors  
Park Place Community Development District  
Hillsborough County, Florida

We have examined Park Place Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2022. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Board of Supervisors, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
July 13, 2023

CPA's + Trusted Advisors

## **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: 10/18/23 & 10/19/23

TECHNICIAN: Jason J

PAGE: 1 of 1

WEATHER: 81

SERVICE: Monthly treatment

### H2O CLARITY

< 1 Foot
1 - 2 Feet
<b>2 - 4 Feet</b>
> 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 checked="" 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 checked="" 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<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 11	<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 12	<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 13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" 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 16	<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 17	<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 18	<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 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 19 areas within the community.

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

**6Aii**

# **PARK PLACE CDD - HIGHLAND PARK**

**Field Inspection - November 2023**

**Wednesday, November 8, 2023**

**Prepared For Park Place Board Of Supervisors**

**14 Items Identified**





### Item 1

Assigned To Yellowstone

Decorations are up at Calf Path Estates. Palm fronds are left behind from trimming and will be picked up.



### Item 2

Assigned To Teco

New street lights are up.



### Item 3

Assigned To Yellowstone  
Landscaping looks good.



### Item 4

Assigned To Yellowstone  
Turf is struggling along Racetrack  
and in the median from another  
main line break from the street light  
installation. Repairs are being made  
today.





#### Item 5

Assigned To Yellowstone  
New mulch, Muhly grass,  
Fakahatchee, Ilex, and Lilys look  
great on Bournemouth.



#### Item 6

Assigned To Yellowstone  
Cotswolds Dr median looks good,  
palms recently trimmed.



### Item 7

Assigned To Yellowstone

Fakahatchee Mites and dry turf at the corner of Cotswolds and Bournemouth.



### Item 8

Assigned To Yellowstone

New mulch throughout. Landscaping is all trimmed around the playground.





### Item 9

Assigned To Yellowstone

Borders around the townhomes are nicely manicured.



### Item 10

Assigned To Yellowstone

Turf at the center park is dry as well from the main line break.  
Landscaping looks good and new mulch is in.



### Item 11

Assigned To Yellowstone

Still some weeds in the Arboricola at the Manors, the Muhly is in bloom.



### Item 12

Assigned To Yellowstone

Annuals need to be replaced at Whisper Lake Trail.





### Item 13

Assigned To Cypress Creek Aquatics  
Some Filamentous algae in pond 5a.



### Item 14

Assigned To Yellowstone  
The Perfect Place median looks  
great.

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: #####

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

### LANDSCAPE MAINTENANCE

TURF	5	2	-3	<u>Dry throughout from main line break.</u>
TURF FERTILITY	10	7	-3	<u>Dry.</u>
TURF EDGING	5	5	0	<u></u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some sedge/dollarweed.</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u></u>
PLANT FERTILITY	5	4	-1	<u>Some yellowing.</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minor weeds.</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Mites in Fakahatchee.</u>
PRUNING	10	10	0	<u></u>
CLEANLINESS	5	5	0	<u></u>
MULCHING	5	4	-1	<u>New mulch mostly done.</u>
WATER/IRRIGATION MGMT	8	5	-3	<u>Zones shut off from construction.</u>
CARRYOVERS	5	4	-1	<u></u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	<u>Some spots died.</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

### SCORE

100	82	-18	82%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: CW

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



# **PARK PLACE CDD - MANDOLIN**

**Field Inspection - November 2023**

**Wednesday, November 8, 2023**

**Prepared For Park Place Board Of Supervisors**

**23 Items Identified**



### Item 1

Assigned To Yellowstone  
Median looks good, annuals,  
Podocarpus, and Magnolia look  
great.



### Item 2

Turf is getting torn up from the  
construction.



### Item 3

Assigned To Yellowstone

Monument looks good. Annuals are healthy, fresh mulch, and both the Ilex and Viburnum are trimmed.



### Item 4

Wall has gone up here.





#### Item 5

Wall is up along Citrus Park.



#### Item 6

Assigned To Yellowstone

Palms are trimmed and Jack Frost is filling in.



#### Item 7

More ruts and turf damage.



#### Item 8

Assigned To Yellowstone

Some of the annuals have thinned out by the gate, looks like overwatering.





#### Item 9

Assigned To Yellowstone

Behind the gate is properly trimmed.



#### Item 10

Assigned To Cypress Creek Aquatics

Pond 15 looks good.



### Item 11

Assigned To Yellowstone

Cutbacks have been done along the sidewalk.



### Item 12

Assigned To Yellowstone

The Greensleeve island looks great. Fresh mulch, trimmed and thinned out, and the dead palm has been removed.





### Item 13

Looks like a resident has created their own improvements and added some rocks.



### Item 14

Assigned To Cypress Creek Aquatics  
Pond 13 looks good.





### Item 15

Silt fence up from the wall.



### Item 16

Assigned To Yellowstone

Median looks great at the estates.



#### Item 17

Assigned To Yellowstone  
Annuals are wilting at the  
monument.



#### Item 18

Assigned To Cypress Creek Aquatics  
Pond 12 recently sprayed.





#### Item 19

Some turf damage from trucks by the entrance.



#### Item 20

Assigned To Yellowstone

Replacement shrubs still need to be warrantied.



### Item 21

Assigned To Yellowstone

Landscaping around the gate looks good.



### Item 22

Assigned To Cypress Creek Aquatics

Pond 11 looks good.



### Item 23

Assigned To Cypress Creek Aquatics  
Pond 10 looks good.

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

**Site:** Mandolin Reserve/Estates

**Date:** 11/8/2023

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

TURF	5	3	-2	<u>Damage from construction</u>
TURF FERTILITY	10	9	-1	<u></u>
TURF EDGING	5	5	0	<u></u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some weeds in grass.</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u></u>
PLANT FERTILITY	5	4	-1	<u>Some patches in Ilex.</u>
WEED CONTROL - BED AREAS	5	5	0	<u></u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u></u>
PRUNING	10	10	0	<u></u>
CLEANLINESS	5	5	0	<u></u>
MULCHING	5	5	0	<u></u>
WATER/IRRIGATION MGMT	8	7	-1	<u>Overwatering annuals.</u>
CARRYOVERS	5	4	-1	<u>Hole in turf.</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Some are wilting in front of Estates.</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

### SCORE

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

**Manager's Signature:** CW

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



# **PARK PLACE CDD - WINDSOR PLACE**

**Field Inspection - November 2023**

**Wednesday, November 8, 2023**

**Prepared For Park Place Board Of Supervisors**

**4 Items Identified**



### Item 1

Assigned To Cypress Creek Aquatics  
Pond 7 has some shoreline weeds  
and the water pressure looks low in  
the fountain.



### Item 2

Assigned To Yellowstone  
Arboricola are looking thin at the  
monument.





### Item 3

Concrete posts have gone up for the wall.



### Item 4

All of the landscaping around the monument is gone and posts are being stood up.