

***Park Place
Community Development
District***

December 20, 2023

Agenda Package



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

Board of Supervisors

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

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

Regular Meeting Agenda

Wednesday, December 20, 2023, at 11:00 a.m.

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. Review of Reserve Study Proposal
 - B. General Matters of the District
- 5. Consent Agenda**
 - A. Consideration of Meeting Minutes of the Regular Meeting on November 15, 2023
 - B. Consideration of Operations and Maintenance Expenditures for October 2023
 - C. Review of Financial Statements Month Ending October 31, 2023
- 6. Manager's Reports**
 - A. District Manager
 - i. Aquatics Report
 - ii. Community Inspection Report
 - iii. Manager's Report
- 7. Audience Questions, Comments and Discussion forum**
- 8. Adjournment**

Sincerely,

Gene Roberts

District Manager

*Next meeting is on January 17, 2024, 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

Fourth Order of Business

4A



Property Wellness Reserve Study Program Proposal Level II Reserve Study

Park Place Community Development District
Tampa, FL

Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
reserveadvisors.com



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

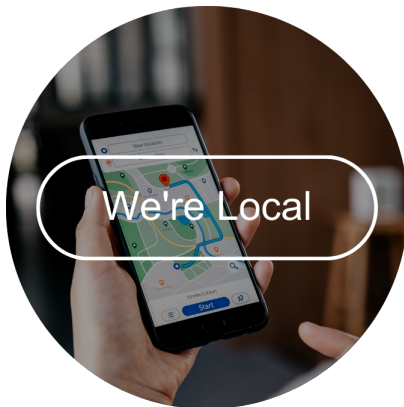
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level II Reserve Study Update With Site-Visit



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		★ RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program - Level II

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Park Place Community Development District comprises 969 homes. We've identified and will include the following reserve components:

Pond(s), Playground(s), Streets and Curbs, Access Drives, Parking Areas and/or Driveways, Catch Basin(s), Post or Pole Lights, Sidewalks, Irrigation System, Fences, Perimeter Walls/Fences, Gates, Monuments, Signage, Clock Tower, Restroom Buildings, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level II Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

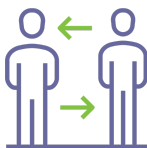
Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

Our 100% Assurance Guarantee

We're so confident of your satisfaction, we give you a 100% Assurance Guarantee. If you do not understand our findings and recommendations, just contact us. Our team will do whatever it takes to ensure you have complete confidence in interpreting the results and applying the recommendations outlined in your reserve study.



We understand your property is your biggest investment. Here's why our solution is the best solution for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 12 / 12 / 2023, for a **Level II Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level II Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II) This service includes a pre-project meeting with our engineer to discuss your unique needs and priorities, as well as any projects that have occurred since your last study. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.	\$4,700.00

Total \$4,700.00

2. E-sign below

Signature:

Title:

Name:

Date:

For: Park Place Community Development

District

3. Pay \$2,350.00

Retainer via mail or ACH

Mailing Address

Reserve Advisors, LLC
 735 N. Water Street, Suite
 175
 Milwaukee, WI 53202

ACH

Checking Account Number: 151391168

Routing Number: 075905787

Financial Institution: First Business Bank
 17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 12 / 12 / 2023, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Fifth Order of Business

5A

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

The regular meeting of the Board of Supervisors of the Park Place Community Development District was held on Wednesday, November 15, 2023, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

Present and constituting a quorum were:

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

Also present were:

Gene Roberts	District Manager
Whitney Sousa	District Counsel
Phil Chang	District Engineer
Joyce Blocker	Accountant, Inframark
Tim Carmichael	ACP (<i>via conference call</i>)
Representatives	Yellowstone
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident questioned the status of wall project along Citrus Park.

THIRD ORDER OF BUSINESS **Staff Reports**

Mr. Tim Carmichael, an ACP representative, provided an update on the wall project along Citrus Park and responded to Board questions.

A. District Engineer

Mr. Chang presented proposals for repair to the inlet in the Estates.

On MOTION by Ms. Jackson seconded by Ms. Powell with all in favor proposal for repair to the inlet in the Estates presented by Site Masters, was approved. 5-0

UNAPPROVED

Mr. Chang presented proposals for repair to the storm drain along Canopy.

On MOTION by Mr. Bullard seconded by Ms. Powell with all in favor the proposal for repair to storm drain presented by Site Masters, was approved. 5-0

B. District Landscaper

i. Yellowstone Landscape Proposal

Mr. Seth Mendoza provided an update on the irrigation issues along Race Track Road and answered supervisor and audience questions.

The Board requested landscape workshop be scheduled at the January meeting.

C. District Counsel

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

FOURTH ORDER OF BUSINESS

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*

The Board approved the proposed paint colors for Citrus Park Wall.

B. Review of Budget

Ms. Joyce Blocker discussed the financials and budget process and answered questions.

The Board requested a proposal for Reserve Study for January meeting.

C. 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 Minutes of the Regular Meeting on October 18, 2023

B. Consideration of Operations and Maintenance Expenditures September 2023

The Board reviewed the Consent Agenda items and had questions regarding the TECO invoice on Page 56, and the Don Harrison invoice.

On MOTION by Ms. Jackson seconded by Ms. Lavina with all in favor the Consent Agenda, was approved. 5-0

C. Acceptance of Audit for Fiscal Year 2022

The Board reviewed the Audit for Fiscal Year 2022 and had no questions.

On MOTION by Ms. Powell seconded by Mr. Billard with all in favor the Audit for Fiscal Year 2022, was accepted. 5-0

SIXTH ORDER OF BUSINESS

Manager's Reports

A. District Manager

i. Aquatics & Fountains Report

ii. Community Inspection Report

iii. Manager's Report

The Board reviewed the Aquatics & Fountains Report, and Community Inspection Report and had no questions.

- The Board requested that the dog station on Canopy/Backas needs to be replaced.
- Staff should investigate changing email provider for Supervisors.
- The Board requested an update on the website.

SEVENTH ORDER OF BUSIENSS

Audience Questions, Comments and Discussion Forum

- The residents questioned accuracy of ownership map for Windsor.
- The residents suggested an update to the HOA Manager on the website.

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
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
BOCC - HILLSBOROUGH COUNTY	2640 102423 ACH	\$22.14		WATER SERVICE - 09/21/23-10/21/23 - HP
BOCC - HILLSBOROUGH COUNTY	3640 102423 ACH	\$762.94		WATER SERVICE - 09/21/23-10/21/23 - HP
BOCC - HILLSBOROUGH COUNTY	4478 092923 ACH	\$11.83		WATER SERVICE - 08/22/23-09/21/23 - HP
BOCC - HILLSBOROUGH COUNTY	6474 102423 ACH	\$53.43	\$850.34	WATER SERVICE - 09/21/23-10/21/23 - HP
Utilities Subtotal		\$850.34		
Regular Services				
CITY-WIDE CLEANING LLC	18168	\$540.00		PET STATIONS - HP
ILLUMINATIONS HOLIDAY LIGHTING	816923	\$9,000.00		HOLIDAY LIGHT - DEPOSIT - HP
PARKING LOT SERVICES	11390	\$48,192.00		CONCRETE REPAIR - HP
SPEAREM ENTERPRISES	5875	\$225.00		PLAYGROUND VANDALIZED - HP
SPEAREM ENTERPRISES	5886	\$865.00	\$1,090.00	LABOR - 09/16/23-10/16/23 - FOUNTAIN AMINT. - HP
Regular Services Subtotal		\$58,822.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$59,672.34		

Approved (with any necessary revisions noted):

<p style="text-align: center;">PARK PLACE CDD Summary of Operations and Maintenance Invoices</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	2640510000	10/24/2023	11/14/2023

Service Address: 14729 BRICK PL

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	09/21/2023	6376	10/21/2023	6391	1500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$4.53
Water Base Charge	\$10.98
Water Usage Charge	\$1.35

Summary of Account Charges

Previous Balance	\$20.18
Net Payments - Thank You	\$-20.18
Total Account Charges	\$22.14

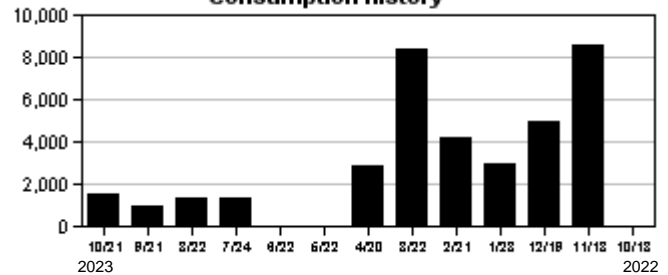
AMOUNT DUE	\$22.14
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Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit [HCFLGov.net/Water](https://www.hcflgov.net/Water), Water Rates & Fees tab for details.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 2640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

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

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



THANK YOU!



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

1,794 8

DUE DATE	11/14/2023
AMOUNT DUE	\$22.14
AMOUNT PAID	

0026405100004 00000022145



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	10/24/2023	11/14/2023

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	09/21/2023	15015	10/21/2023	15585	57000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$172.14
Water Base Charge	\$18.34
Water Usage Charge	\$197.36
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$325.47

Summary of Account Charges

Previous Balance	\$1,159.91
Net Payments - Thank You	\$-1,159.91
Total Account Charges	\$762.94

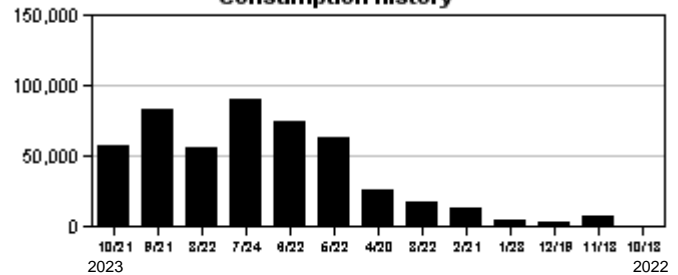
AMOUNT DUE	\$762.94
-------------------	-----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2,437 8

DUE DATE	11/14/2023
AMOUNT DUE	\$762.94
AMOUNT PAID	

0036405100003 00000762948



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	09/29/2023	10/20/2023

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	08/22/2023	296317	09/21/2023	296758	44100 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.83

Summary of Account Charges

Previous Balance \$11.50
Net Payments - Thank You \$-11.50
Total Account Charges **\$11.83**

AMOUNT DUE	\$11.83
-------------------	----------------

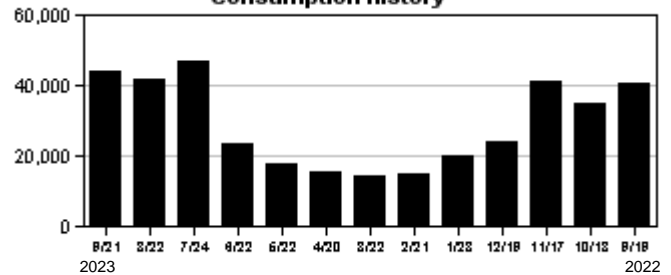
Important Message

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
Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,082.8

DUE DATE	10/20/2023
AMOUNT DUE	\$11.83
AMOUNT PAID	

0044783000001 00000011833



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	10/24/2023	11/14/2023

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	09/21/2023	471573	10/21/2023	474097	252400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$53.43

Summary of Account Charges

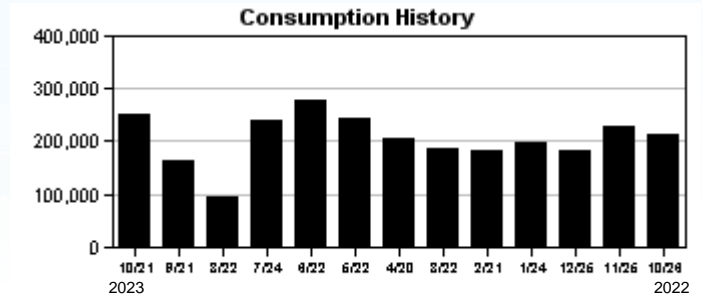
Previous Balance \$31.03
Net Payments - Thank You \$-31.03
Total Account Charges **\$53.43**

AMOUNT DUE	\$53.43
-------------------	----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.



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
Additional Information: HCFLGov.net/Water



THANK YOU!



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

417 8

DUE DATE	11/14/2023
AMOUNT DUE	\$53.43
AMOUNT PAID	

0044398664746 00000053439

INVOICE NO. 18168

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

Park place CPO
Recd - per Am Circ
Santi 500

9/5/23

[illegible]

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 816923

8606 Herons Cove PI
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Highland Park CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
Attn: Gene Roberts

(813) 873-7300

JOB DESCRIPTION
Highland Park CDD - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Highland Park		
Entrance	Install garland with structured bow at top of clock pole	\$750.00
	Install warm white, C7s on the inside border of Sign Install 2 bows on either side of sign	
Fountainhead Entrance	Install garland with bows swagged across the front of entrance wall Install 4 wreaths with bows on each end of entrance wall	\$1,750.00
Bus Stop	Install lighted garland with bows swagged across the front of fence	\$1,500.00
	Install warm white C9s outlining front of Bus Stop roof	\$1,000.00
	Install clear mini lights in 2 oak trees (one per side of Bus Stop building)	
Fountainhead Park	Christmas Tree Install 18' led clear white Christmas tree with tree topper	\$12,250.00
	Decorations for Tree (included with cost of tree) Classic Ornaments (Red and Gold) for 18' tree	
Border	Install either Red or Gold Christmas tree collar	
Pole Mounts	Install Christmas themed banners on light poles	\$750.00
	TOTAL	\$18,000.00
	DEPOSIT	\$9,000.00
	Requires 50% Deposit	
AMOUNT DUE		\$9,000.00

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

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

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

9/30/2023
DATE



INVOICE

Park Place Community Development District
 Attention: District Manager
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

DATE:	INVOICE:	PAGE:
09/07/23	11390	1

Job Site: Casa Lago Lane
 Job #: 2331119

SALESMAN: Jason Lambert

P.O. # CONTRACT

FOR SERVICES RENDERED AT:

Park Place CDD
 11740 Casa Lago Lane
 Tampa, FL 33626

CONCRETE REPAIR: AS PER CONTRACT

Payment Due Upon Completion

Original Contract Sum	\$48,192.00
-----------------------	-------------

Please Remit Payment To:

Parking Lot Services

P. O. Box 23125

Tampa, FL 33623

Overnight: 8511 Sunstate St, Ste. 101, 33634

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

Thank You.

Federal I.D. #26-4453072

Due Upon Completion	\$48,192.00
----------------------------	--------------------

GO GREEN WITH PLS!

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 5875
DATE 10/10/2023
TERMS Net 15
DUE DATE 10/25/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Playground. repair swing set repair toilet in womans bathroom and replace vandalized doorknob on the utility room	1	225.00	225.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$225.00**

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

INVOICE 5886
DATE 10/12/2023
TERMS Net 15
DUE DATE 10/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16 to 10/16 2023 playground bathroom cleaning services 4 weeks at 1 time a/week	4	81.25	325.00
Labor 10/7-10/28/2022 park fountain maintenance 4 weeks at 1 time a/week	4	75.00	300.00
Labor community trash cans at the fountain park the lake park and the dock	4	35.00	140.00
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**\$865.00**

PARK PLACE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
FRONTIER	7058 100123 ACH	\$126.92		PHONE SERVICE - 1001/23-10/31/23 - WINDSOR
Monthly Contract Subtotal		\$126.92		
Variable Contract				
Variable Contract Subtotal		\$0.00		
Utilities				
BOCC - HILLSBOROUGH COUNTY	9022 101623 ACH	\$42.38		WATER SERVICE - 09/13/23-10/11/23 - WINDSOR
Utilities Subtotal		\$42.38		
Regular Services				
CHARLES AQUATICS INC	49067	\$125.00		QUARTERLY FOUNTAIN MAINT, - WINDSOR
ILLUMINATIONS HOLIDAY LIGHTING	616923	\$3,500.00		HOLIDAY LIGHTING - DEPOSIT - MANDOLIN
Regular Services Subtotal		\$3,625.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$3,794.30		

Approved (with any necessary revisions noted):

Signature: _____

PARK PLACE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman
 ☐ Vice Chariman
 ☐ Assistant Secretary



Received

OCT 06 2023

PARK PLACE CDD

Agenda Page 35
Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date

10/25/23

Billing Date

10/01/23

Account Number

813-818-7058-022619-5

PIN

0363

Previous Balance

122.39

Payments Received Thru 9/25/23

-122.39

Thank you for your payment!

Balance Forward

.00

New Charges

126.92

Total Amount Due

\$126.92



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Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



Google Play



Download on the
App Store

MyFrontier® app



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

6790 0007 NO RP 01 10022023 NNNNNNNN 01 000536 0002

You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.

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



**Date of Bill**
Account Number**10/01/23**
813-818-7058-022619-5**CURRENT BILLING SUMMARY**

Local Service from 10/01/23 to 10/31/23

Qty Description	813/818-7058.0	Charge
Basic Charges		
Business Line		46.00
Carrier Cost Recovery Surcharge		13.99
Multi-Line Federal Subscriber Line Charge		9.10
Access Recovery Charge Multi-Line Business		3.82
Frontier Roadwork Recovery Surcharge		2.75
FCA Long Distance - Federal USF Surcharge		4.83
Federal USF Recovery Charge		4.46
FL State Communications Services Tax		4.18
County Communications Services Tax		4.08
Federal Excise Tax		1.84
FL State Gross Receipts Tax		1.61
Hillsborough County 911 Surcharge		.40
FL State Gross Receipts Tax		.13
FL Telecommunications Relay Service		.09
Total Basic Charges		97.28
Non Basic Charges		
Federal Primary Carrier Multi Line Charge		14.99
FCA Long Distance - Federal USF Surcharge		5.17
FL State Communications Services Tax		.99
County Communications Services Tax		.97
Total Non Basic Charges		22.12
Toll/Other		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.10
FCA Long Distance - Federal USF Surcharge		1.75
FL State Communications Services Tax		.34
County Communications Services Tax		.33
FL State Gross Receipts Tax		.01
Total Toll/Other		7.52
TOTAL	126.92	

Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	SEP 24	10:57A	.6	DD	BRENTWOOD NY (631)804-0457	.05
2	SEP 24	10:58A	.6	DD	BRENTWOOD NY (631)804-0457	.05
813/818-7058						Subtotal .10

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	2	1	.10
***Customer Summary	2	1	.10

Caller Summary Report

	Calls	Minutes	Amount
Interstate	2	1	.10
***Customer Summary	2	1	.10

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 \$126.92 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.

You'll see a monthly increase to \$9.10 for the Federal Subscriber Line Charge (SLC) starting in October. Learn more at frontier.com/taxes-and-surcharges

You'll see a monthly increase to \$3.82 for the Access Recovery Charge (ARC) starting in October. Learn more at frontier.com/taxes-and-surcharges

Beginning October 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 29.2% to 34.5% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/16/2023	11/06/2023



Summary of Account Charges

Previous Balance	\$40.17
Net Payments - Thank You	\$-40.17
Total Account Charges	\$42.38

AMOUNT DUE	\$42.38
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Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2023.
Residential customers using 6,000 gallons of water monthly will
have an average bill increase of approximately \$5.00 per month.
Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

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



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 1923999022



Received
OCT 23 2023

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

268

DUE DATE	11/06/2023
AMOUNT DUE	\$42.38
AMOUNT PAID	

0019239990229 00000042382



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/16/2023	11/06/2023

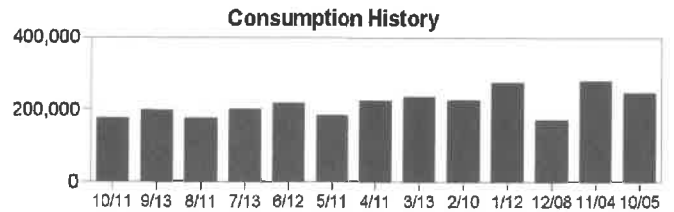
Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	09/13/2023	486264	10/11/2023	488031	176700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$31.72
Total Service Address Charges	\$31.72



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/16/2023	11/06/2023

Service Address: 11698 CITRUS PARK DR

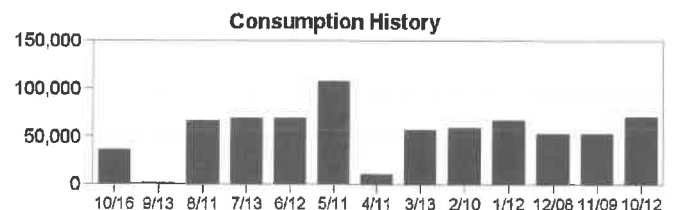
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	09/13/2023	92378	10/16/2023	92741	36300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.66
Total Service Address Charges	\$10.66

An estimated read was used to calculate your bill



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 Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower	
Mandolin Reserve	Install 2 x 36" lighted wreaths with bows on each side of the sign (total of 4) Install lighted garland with bows draped over entrance sign (both sides) Install clear, C9s over top of entrance wall between gates Install 2 x 30" lighted wreath with bow on end caps of entrance monuments Install clear C9s on top and middle tiers of entrance tower Install 1 x 36" wreaths with lights and bows over "M" each side of entrance tower	
Windsor Place	Entrance and Exit Install 3 x 36" lighted wreaths with bows on each side of the sign (6 total wreaths) Install clear C9s on top of entrance wall and column caps	
	TOTAL	\$7,000.00
	DEPOSIT	\$3,500.00
	AMOUNT DUE	\$3,500.00

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

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

* 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

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1284	\$3,160.00		AQUATIC MAINT. - OCTOBER 2023 - MIXED
CYPRESS CREEK AQUATICS, INC.	1288	\$358.20	\$3,518.20	CIRCUIT BREAKER SERVICE CALL - MIXED
YELLOWSTONE LANDSCAPE	TM 598528	\$6,869.38		LANDSCAPE MAINT. - OCTOBER 2023 - MIXED
Monthly Contract Subtotal		\$10,387.58		
Variable Contract				
ANDREA R. JACKSON	AJ 101823	\$200.00		SUPERVISOR FEE 10/18/23
CATHY POWELL	CP 101823	\$200.00		SUPERVISOR FEE 10/18/23
ERIC C. BULLARD	EB 101823	\$200.00		SUPERVISOR FEE 10/18/23
ERICA LAVINA	EL 101823	\$200.00		SUPERVISOR FEE 10/18/23
JASON A. FILOS	JF 101823	\$200.00		SUPERVISOR FEE 10/18/23
STRALEY ROBIN VERICKER	23594	\$420.04		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Variable Contract Subtotal		\$1,420.04		
Utilities				
TECO	0091 100523 ACH	\$5,375.05		ELECTRICITY BULK BILLING - MIXED
Utilities Subtotal		\$5,375.05		
Regular Services				
DEPARTMENT OF ECONOMIC OPPORTY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
JOHNSON ENGINEERING, INC.	61	\$3,800.00		PROFESSIONAL SERVICES THRU - 10/08/23
TIMES PUBLISHING COM	308059 100423	\$497.00		MEETING SCHEDULE AD
Regular Services Subtotal		\$4,472.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$21,654.67		

Approved (with any necessary revisions noted):

Signature: _____

PARK PLACE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Cypress Creek
AQUATICS
Environmental Services

Date	Invoice #
10/1/2023	1284

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

P.O. Number	Terms	Project
	Net 30	Maintenance Agreement

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	October 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



Cypress Creek
AQUATICS
Environmental Services

Date	Invoice #
9/11/2023	1288

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

Ship To
Pond 14 Fountain Lights

P.O. Number	Terms	Project

[illegible]

**INVOICE**

INVOICE #	INVOICE DATE
TM 598528	10/1/2023
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 31, 2023

Invoice Amount: \$18,651.67

Description	Current Amount
Monthly Landscape Maintenance October 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: October 18, 2023****DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos		Salary Accepted	\$200
Cathy Powell		Salary Accepted	\$200
Erica Lavina		Salary Accepted	\$200
Andrea Jackson		Salary Accepted	\$200
Eric Bullard		Salary Accepted	\$200






AJ 101823

PARK PLACE CDD**MEETING DATE: October 18, 2023****DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos		Salary Accepted	\$200
Cathy Powell		Salary Accepted	\$200
Erica Lavina		Salary Accepted	\$200
Andrea Jackson		Salary Accepted	\$200
Eric Bullard		Salary Accepted	\$200






CP 101823

PARK PLACE CDDMEETING DATE: October 18, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos		Salary Accepted	\$200
Cathy Powell		Salary Accepted	\$200
Erica Lavina		Salary Accepted	\$200
Andrea Jackson		Salary Accepted	\$200
Eric Bullard		Salary Accepted	\$200






EB101823

PARK PLACE CDD**MEETING DATE: October 18, 2023****DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos		Salary Accepted	\$200
Cathy Powell		Salary Accepted	\$200
Erica Lavina		Salary Accepted	\$200
Andrea Jackson		Salary Accepted	\$200
Eric Bullard		Salary Accepted	\$200

EW 101823

PARK PLACE CDDMEETING DATE: October 18, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jason Filos		Salary Accepted	\$200
Cathy Powell		Salary Accepted	\$200
Erica Lavina		Salary Accepted	\$200
Andrea Jackson		Salary Accepted	\$200
Eric Bullard		Salary Accepted	\$200

JF 101823

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park Place Community Development
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

October 04, 2023

Client: 001365

Matter: 000008

Invoice #: 23594

Page: 1

RE: Wall and Landscape Project

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/11/2023	TJR	REVIEW REVISED EXHIBITS TO YELLOWSTONE ADD-ON CONTRACT; REVISE CONTRACT; CONTACT C. NICHOLS RE EXHIBIT AND DEADLINE FOR COMPLETION.	0.7	\$213.50
9/12/2023	TJR	REVIEW COMMUNICATION FROM A. GRUNWALD RE NOTICE OF COMMENCEMENT; CONTACT T. CARMICHAEL RE NEED FOR A NOTICE OF COMMENCEMENT; CONTACT C. NICHOLS RE EXHIBIT TO YELLOWSTONE CONTRACT.	0.3	\$91.50
9/13/2023	MS	REVISE AND FINALIZE YELLOWSTONE AGREEMENT TO INCLUDE EXHIBITS AND PROPER FORMATTING.	0.5	\$87.50
Total Professional Services			1.5	\$392.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/12/2023	FEDEX- Federal Express- FedEx Services	\$27.54
Total Disbursements		\$27.54

Total Services	\$392.50	
Total Disbursements	\$27.54	
Total Current Charges		\$420.04
Previous Balance		\$9,159.57
Less Payments		(\$9,159.57)
PAY THIS AMOUNT		\$420.04

Please Include Invoice Number on all Correspondence



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

Statement Date: October 05, 2023

Amount Due: \$5,375.05

Due Date: October 19, 2023

Account #: 311000010091

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

Account Summary

Previous Amount Due	\$5,330.14
Payment(s) Received Since Last Statement	-\$5,330.14
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,375.05

Amount Due by October 19, 2023 \$5,375.05

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 **1,673 KWH**

11513 SPLENDID
LN, TAMPA, FL
33626-3366 **296 KWH**



Scan here to interact
with your bill online.

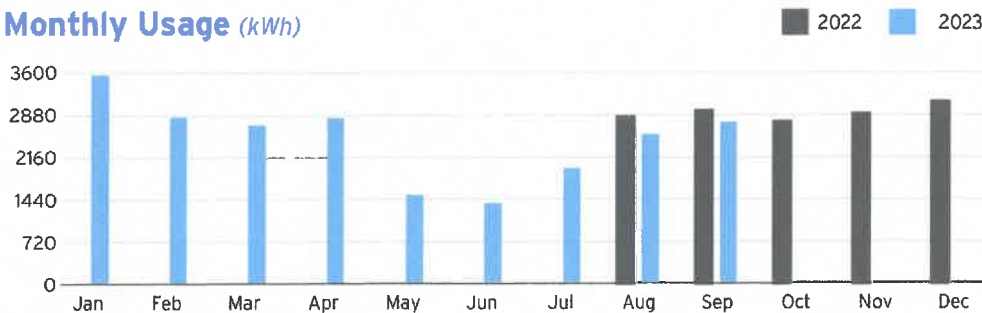


**DOWNED IS
DANGEROUS!**

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

Visit [TampaElectric.com/Safety](https://www.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.com



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

Received

OCT 11 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 to enroll now.

Account #: 311000010091

Due Date: October 19, 2023

Amount Due: \$5,375.05

Payment Amount: \$ _____

700500002690

Your account will be
drafted on October 19, 2023

PARK PLACE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

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.

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	09/20/2023	3,104		3,027		77 kWh	1	33 Days	\$37.32
									 18.5%

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: \$2,156.33

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 for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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:

877-586-1010

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	09/22/2023	75,150		73,477		1,673 kWh	1	31 Days	\$283.23
									9.2%

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	09/22/2023	8,259		8,089		170 kWh	1	31 Days	\$50.21
									9.0%

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	09/22/2023	5,354		5,255		99 kWh	1	31 Days	\$39.20
									5.7%

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	09/22/2023	14,797		14,501		296 kWh	1	31 Days	\$69.73
									11.7%

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	09/22/2023	13,307		13,161		146 kWh	1	31 Days	\$46.48
									14.1%

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	09/22/2023	4,956		4,863		93 kWh	1	31 Days	\$38.27
									13.4%

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	09/22/2023	10,903		10,705		198 kWh	1	31 Days	\$54.54
									12.5%

Total Current Month's Charges

\$5,375.05

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

Meter Read

Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265066	09/20/2023	3,104		3,027		77 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	77 kWh @ \$0.07990/kWh	\$6.15
Fuel Charge	77 kWh @ \$0.05239/kWh	\$4.03
Storm Protection Charge	77 kWh @ \$0.00400/kWh	\$0.31
Clean Energy Transition Mechanism	77 kWh @ \$0.00427/kWh	\$0.33
Storm Surcharge	77 kWh @ \$0.01061/kWh	\$0.82
Florida Gross Receipt Tax		\$0.93

Electric Service Cost

\$37.32

Current Month's Electric Charges

\$37.32

Billing information continues on next page →



Sub-Account #: 211015021994
Statement Date: 10/02/2023

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

Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

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

Lighting Charges

\$1,507.75

Current Month's Electric Charges

\$1,507.75

Billing information continues on next page →

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

Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1020 kWh @ \$0.03511/kWh	\$35.81
Fixture & Maintenance Charge	43 Fixtures	\$852.83
Lighting Pole / Wire	43 Poles	\$1193.57
Lighting Fuel Charge	1020 kWh @ \$0.05169/kWh	\$52.72
Storm Protection Charge	1020 kWh @ \$0.01466/kWh	\$14.95
Clean Energy Transition Mechanism	1020 kWh @ \$0.00036/kWh	\$0.37
Storm Surcharge	1020 kWh @ \$0.00326/kWh	\$3.33
Florida Gross Receipt Tax		\$2.75

Lighting Charges **\$2,156.33**

Current Month's Electric Charges

\$2,156.33

Billing information continues on next page →



Sub-Account #: 21101502232
Statement Date: 10/02/2023

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


Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: Lighting Service

Charge Details



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Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

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

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

Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

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

Lighting Charges **\$301.16**

Current Month's Electric Charges

\$301.16

Billing information continues on next page →



Sub-Account #: 211015022463
 Statement Date: 10/02/2023

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

Service Period: 08/19/2023 - 09/20/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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 →



Sub-Account #: 211015022745
Statement Date: 10/02/2023

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

Meter Read

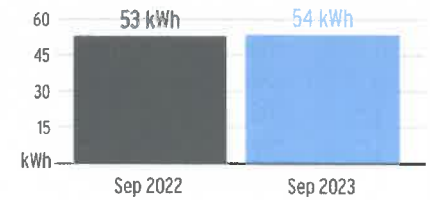
Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000152133	09/22/2023	75,150	73,477	1,673 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,673 kWh @ \$0.07990/kWh	\$133.67
Fuel Charge	1,673 kWh @ \$0.05239/kWh	\$87.65
Storm Protection Charge	1,673 kWh @ \$0.00400/kWh	\$6.69
Clean Energy Transition Mechanism	1,673 kWh @ \$0.00427/kWh	\$7.14
Storm Surcharge	1,673 kWh @ \$0.01061/kWh	\$17.75
Florida Gross Receipt Tax		\$7.08

Electric Service Cost

\$283.23

Current Month's Electric Charges

\$283.23

Billing information continues on next page →



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

Meter Read

Service Period: 08/23/2023 - 09/22/2023

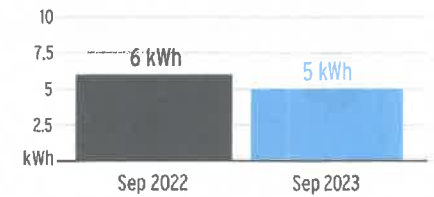
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	09/22/2023	8,259		8,089		170 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
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		\$1.26
Electric Service Cost		\$50.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$50.21

Billing information continues on next page →



Sub-Account #: 211015022968
Statement Date: 10/02/2023

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

Meter Read

Meter Location: Area Light

Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	09/22/2023	5,354	5,255		99 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	99 kWh @ \$0.07990/kWh	\$7.91
Fuel Charge	99 kWh @ \$0.05239/kWh	\$5.19
Storm Protection Charge	99 kWh @ \$0.00400/kWh	\$0.40
Clean Energy Transition Mechanism	99 kWh @ \$0.00427/kWh	\$0.42
Storm Surcharge	99 kWh @ \$0.01061/kWh	\$1.05
Florida Gross Receipt Tax		\$0.98
Electric Service Cost		\$39.20

Current Month's Electric Charges

\$39.20

Billing information continues on next page →



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

Meter Read

Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	09/22/2023	14,797		14,501		296 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	296 kWh @ \$0.07990/kWh	\$23.65
Fuel Charge	296 kWh @ \$0.05239/kWh	\$15.51
Storm Protection Charge	296 kWh @ \$0.00400/kWh	\$1.18
Clean Energy Transition Mechanism	296 kWh @ \$0.00427/kWh	\$1.26
Storm Surcharge	296 kWh @ \$0.01061/kWh	\$3.14
Florida Gross Receipt Tax		\$1.74
Electric Service Cost		\$69.73

Avg kWh Used Per Day



Current Month's Electric Charges

\$69.73

Billing information continues on next page →



Sub-Account #: 211015023214
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000180482	09/22/2023	13,307	13,161	146 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	146 kWh @ \$0.07990/kWh	\$11.67
Fuel Charge	146 kWh @ \$0.05239/kWh	\$7.65
Storm Protection Charge	146 kWh @ \$0.00400/kWh	\$0.58
Clean Energy Transition Mechanism	146 kWh @ \$0.00427/kWh	\$0.62
Storm Surcharge	146 kWh @ \$0.01061/kWh	\$1.55
Florida Gross Receipt Tax		\$1.16

Electric Service Cost

\$46.48

Current Month's Electric Charges

\$46.48

Billing information continues on next page →



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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	09/22/2023	4,956	4,863		93 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	93 kWh @ \$0.07990/kWh	\$7.43
Fuel Charge	93 kWh @ \$0.05239/kWh	\$4.87
Storm Protection Charge	93 kWh @ \$0.00400/kWh	\$0.37
Clean Energy Transition Mechanism	93 kWh @ \$0.00427/kWh	\$0.40
Storm Surcharge	93 kWh @ \$0.01061/kWh	\$0.99
Florida Gross Receipt Tax		\$0.96

Electric Service Cost **\$38.27**

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.27

Billing information continues on next page →


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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 08/23/2023 - 09/22/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	09/22/2023	10,903		10,705		198 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	198 kWh @ \$0.07990/kWh	\$15.82
Fuel Charge	198 kWh @ \$0.05239/kWh	\$10.37
Storm Protection Charge	198 kWh @ \$0.00400/kWh	\$0.79
Clean Energy Transition Mechanism	198 kWh @ \$0.00427/kWh	\$0.85
Storm Surcharge	198 kWh @ \$0.01061/kWh	\$2.10
Florida Gross Receipt Tax		\$1.36

Electric Service Cost
\$54.54
Current Month's Electric Charges
\$54.54
Total Current Month's Charges
\$5,375.05

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.

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Agenda Page 69

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88565
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001304

Park Place Community Development District

Mr. Brian Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

- 2. Telephone:** 813-397-5121 Ext.
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.parkplacecdd.org
- 8. County(ies):** Hillsborough
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 12/07/2020
- 11. Creation Document on File:** 09/05/2001
- 12. Date Established:** 08/24/2001
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Hillsborough County
- 15. Creation Document(s):** County Ordinances 01-12 and 08-5
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Johnson Engineering, Inc.

Remit To:

**2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046**

Project Manager Philip Chang

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

Invoice

October 13, 2023

Project No: 20181258-000

Invoice No: 61

FEID #59-1173834

Project 20181258-000 Park Place CDD

Professional Services through October 8, 2023

Phase 01 General Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	9/12/2023	2.75	190.00	522.50
Coordination with brick paver repair contractor; Site visit to observe progress; coorespondence with concrete contractor regarding incomplete items;				
Chang, Philip	9/13/2023	2.00	190.00	380.00
Site visit and coordination with brick paver repair vendor;				
Chang, Philip	9/14/2023	2.00	190.00	380.00
Site visit and coordination with brick paver repair vendor;				
Chang, Philip	9/15/2023	2.00	190.00	380.00
Site visit and coordination with brick paver repair vendor;				
Chang, Philip	9/18/2023	.50	190.00	95.00
Call with concrete vendor regarding unfinished areas;				
Chang, Philip	9/19/2023	1.75	190.00	332.50
Verify brick paver completeness; contact vendor for update;				
Chang, Philip	9/20/2023	.75	190.00	142.50
Prepare meeting summary and provide to DM for monthly meeting; coordination with concrete and brick paver vendors;				
Chang, Philip	9/25/2023	.75	190.00	142.50
Coordination with concrete vendor; process change order no. 1;				
Chang, Philip	9/26/2023	.50	190.00	95.00
Research SWFWMD permit related to wetlands/activities;				
Chang, Philip	9/29/2023	.50	190.00	95.00
Research grading on Citrus Park/at wall & discussion with landscape architect;				
Chang, Philip	10/3/2023	3.00	190.00	570.00
Site visit to observe concrete repairs in Highland Park; Research grading along Windsor Place proposed wall as per discussion with Landscape Architect;				
Chang, Philip	10/4/2023	2.25	190.00	427.50
Site visit to observe concrete work; contact contractor with issue related to valve cover in sidewalk;				
Chang, Philip	10/5/2023	.75	190.00	142.50

Project	20181258-000	Park Place CDD	Invoice	61
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Review as-builts and permitted Citrus Park plans to verify intended grading in R/W vs wall;

Totals	19.50	3,705.00	
Total Labor			3,705.00

Total this Phase	\$3,705.00
-------------------------	-------------------

Phase 02 Special Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	9/14/2023		.25	190.00	47.50	
Review requisition 54						
Chang, Philip	10/5/2023		.25	190.00	47.50	
Review Requisition 55						
Totals			.50		95.00	
Total Labor						95.00
				Total this Phase		\$95.00
				Total this Invoice		\$3,800.00



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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE Agenda Page 72

Advertising Run Dates		Advertiser Name	
10/ 4/23		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
10/04/2023	Deirdre Bonett	117357	
Total Amount Due		Ad Number	
\$497.00		0000308059	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000308059	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$493.00
10/04/23	10/04/23	0000308059	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x59 L	\$0.00 \$4.00

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tampabay.com

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/ 4/23		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
10/04/2023	Deirdre Bonett	117357	
Total Amount Due		Ad Number	
\$497.00		0000308059	

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

PARK PLACE CDD

2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000308059-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **10/ 4/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

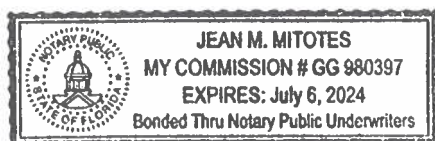
Signature Affiant

Sworn to and subscribed before me this 10/04/2023

Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced



**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park Place Community Development District has scheduled their Fiscal Year 2023/2024 Regular Board Meetings on the following dates to be held at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626:

FISCAL YEAR 2023/2024

October 18, 2023	11:00 a.m.
November 15, 2023	11:00 a.m.
December 20, 2023	11:00 a.m.
January 17, 2024	11:00 a.m.
February 21, 2024	11:00 a.m.
March 20, 2024	11:00 a.m.
April 17, 2024	11:00 a.m.
May 15, 2024	11:00 a.m.
June 19, 2024	11:00 a.m.
July 17, 2024	11:00 a.m.
August 21, 2024	11:00 a.m.
September 18, 2024	11:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald
District Manager
Run Date: 10/04/2023

0000308059

5C

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2		GENERAL		GENERAL		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	FIXED ASSETS	LONG-TERM	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS													
Cash - Checking Account	\$ 601,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 601,388
Accounts Receivable - Other	472	-	-	-	-	-	-	-	-	-	-	-	472
Due From Other Funds	-	4,563	5,573	-	-	-	-	-	-	-	-	-	10,136
Investments:													
Acquisition & Construction Account	-	-	-	-	876,207	108,579	-	-	-	-	-	-	984,786
Interest Account	-	7	-	-	-	-	-	-	-	-	-	-	7
Revenue Fund	-	55,149	87,708	-	-	-	-	-	-	-	-	-	142,857
Deposits	10,777	-	-	-	-	-	-	-	-	-	-	-	10,777
Fixed Assets													
Land & Improvements	-	-	-	-	-	-	-	-	1,861,517	-	-	-	1,861,517
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	-	-	10,095,559	-	-	-	10,095,559
Recreational Facilities	-	-	-	-	-	-	-	-	592,636	-	-	-	592,636
Construction Work In Process	-	-	-	-	-	-	-	-	501,945	-	-	-	501,945
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	423,204	-	423,204
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	5,442,796	-	5,442,796
TOTAL ASSETS	\$ 612,637	\$ 59,719	\$ 93,281	\$ 876,207	\$ 108,579	\$ 13,051,657	\$ 5,866,000	\$ 20,668,080					
LIABILITIES													
Accounts Payable	\$ 19,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,684
Accounts Payable - Other	200	-	-	-	-	-	-	-	-	-	-	-	200
Bonds Payable	-	-	-	-	-	-	-	-	-	-	5,866,000	-	5,866,000
Due To Other Funds	10,136	-	-	-	-	-	-	-	-	-	-	-	10,136
TOTAL LIABILITIES	30,020	-	-	-	-	-	-	5,866,000	5,896,020				

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	59,719	93,281	-	-	-	-	153,000
Capital Projects	-	-	-	876,207	108,579	-	-	984,786
Unassigned:	582,617	-	-	-	-	13,051,657	-	13,634,274
TOTAL FUND BALANCES	\$ 582,617	\$ 59,719	\$ 93,281	\$ 876,207	\$ 108,579	\$ 13,051,657	\$ -	\$ 14,772,060
TOTAL LIABILITIES & FUND BALANCES	\$ 612,637	\$ 59,719	\$ 93,281	\$ 876,207	\$ 108,579	\$ 13,051,657	\$ 5,866,000	\$ 20,668,080

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Admin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 130,644	\$ -	\$ (130,644)	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	130,644	50	(130,594)	0.04%
EXPENDITURES				
Administration				
Supervisor Fees	9,800	1,000	8,800	10.20%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	5,000	519	4,481	10.38%
District Engineer	15,000	1,568	13,432	10.45%
District Manager	52,000	4,833	47,167	9.29%
Accounting Services	31,000	2,583	28,417	8.33%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	300	-	300	0.00%
Public Officials Insurance	4,000	2,841	1,159	71.03%
Legal Advertising	850	497	353	58.47%
Bank Fees	300	-	300	0.00%
Postage and Resident Notices	300	5	295	1.67%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	224	175	49	78.13%
Total Administration	128,774	14,146	114,628	10.99%
Other Physical Environment				
Entry/Gate/Walls Maintenance	620	-	620	0.00%
Capital Improvements	1,050	-	1,050	0.00%
Total Other Physical Environment	1,670	-	1,670	0.00%
Parks and Recreation				
Gate Phone	200	-	200	0.00%
Total Parks and Recreation	200	-	200	0.00%
TOTAL EXPENDITURES	130,644	14,146	116,498	10.83%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,096)	(14,096)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Highland Park (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 288,519	\$ -	\$ (288,519)	0.00%
TOTAL REVENUES	288,519	-	(288,519)	0.00%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	7,000	798	6,202	11.40%
Total Utility Services	7,000	798	6,202	11.40%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	669	5,331	11.15%
Total Water-Sewer Comb Services	6,000	669	5,331	11.15%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	19,500	1,620	17,880	8.31%
Stormwater Assessment	15,000	-	15,000	0.00%
Insurance - General Liability	10,000	7,543	2,457	75.43%
R&M-Pressure Washing	7,500	-	7,500	0.00%
Landscape Maint. - Highland Park Contract	83,050	6,869	76,181	8.27%
Landscape Maint. - Racetrack Road Contract	17,000	1,440	15,560	8.47%
Park Facility Maint. & Improvement	1,500	-	1,500	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	10,000	225	9,775	2.25%
Miscellaneous Maintenance	3,000	-	3,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	179,050	17,697	161,353	9.88%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	6,000	-	6,000	0.00%
R&M-Streetlights	4,500	-	4,500	0.00%
Decorative Light Maintenance	3,000	-	3,000	0.00%
Pavement and Signage Repairs	5,000	600	4,400	12.00%
Holiday Lighting & Decorations	15,000	9,000	6,000	60.00%
Total Road and Street Facilities	33,500	9,600	23,900	28.66%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Highland Park (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Contract - Park Facility Janitorial Maintenance	2,000	-	2,000	0.00%
Off Duty Sheriff's Deputies	1,467	-	1,467	0.00%
R&M-Fountain	3,500	-	3,500	0.00%
Park Facility Maint. & Improvement	3,100	1,215	1,885	39.19%
Total Parks and Recreation	10,067	1,215	8,852	12.07%
<u>Reserves</u>				
Capital Reserve	21,832	-	21,832	0.00%
Total Reserves	21,832	-	21,832	0.00%
TOTAL EXPENDITURES & RESERVES	257,449	29,979	227,470	11.64%
Excess (deficiency) of revenues				
Over (under) expenditures	31,070	(29,979)	(61,049)	-96.49%
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer Out - Capital Reserve	(31,070)	-	31,070	0.00%
TOTAL FINANCING SOURCES (USES)	(31,070)	-	31,070	0.00%
Net change in fund balance	\$ -	\$ (29,979)	\$ (29,979)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Windsor/Mandolin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 215,224	\$ -	\$ (215,224)	0.00%
TOTAL REVENUES	215,224	-	(215,224)	0.00%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	38,000	5,248	32,752	13.81%
Total Utility Services	38,000	5,248	32,752	13.81%
<u>Water-Sewer Comb Services</u>				
Utility - Water	600	94	506	15.67%
Total Water-Sewer Comb Services	600	94	506	15.67%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	13,000	1,000	12,000	7.69%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Insurance - General Liability	7,000	4,656	2,344	66.51%
R&M-Other Landscape	6,000	-	6,000	0.00%
R&M-Pressure Washing	6,000	-	6,000	0.00%
Landscape Maintenance	85,924	7,573	78,351	8.81%
Entry/Gate/Walls Maintenance	3,500	-	3,500	0.00%
Plant Replacement Program	9,000	-	9,000	0.00%
Irrigation Maintenance	8,000	-	8,000	0.00%
Aquatic Maintenance	5,000	-	5,000	0.00%
Capital Reserve	13,000	-	13,000	0.00%
Total Other Physical Environment	157,424	13,229	144,195	8.40%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	4,000	-	4,000	0.00%
Decorative Light Maintenance	3,000	-	3,000	0.00%
Pavement and Signage Repairs	2,000	-	2,000	0.00%
Holiday Lighting & Decorations	7,000	3,500	3,500	50.00%
Total Road and Street Facilities	16,000	3,500	12,500	21.88%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Windsor/Mandolin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Gate Phone	2,700	127	2,573	4.70%
R&M-Fountain	500	125	375	25.00%
Total Parks and Recreation	3,200	252	2,948	7.88%
TOTAL EXPENDITURES	215,224	22,323	192,901	10.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(22,323)	(22,323)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Mixed Use (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 75,458	\$ -	\$ (75,458)	0.00%
TOTAL REVENUES	75,458	-	(75,458)	0.00%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	1,650	255	1,395	15.45%
Total Utility Services	1,650	255	1,395	15.45%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	223	1,777	11.15%
Total Water-Sewer Comb Services	2,000	223	1,777	11.15%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	5,958	540	5,418	9.06%
Storm Drain Maintenance	650	-	650	0.00%
Insurance - General Liability	3,500	2,514	986	71.83%
R&M-Other Landscape	500	-	500	0.00%
R&M-Pressure Washing	2,200	-	2,200	0.00%
Landscape Maint. - Highland Park Contract	26,000	2,290	23,710	8.81%
Landscape Maint. - Racetrack Road Contract	6,500	479	6,021	7.37%
Park Facility Maint. & Improvement	1,000	-	1,000	0.00%
Entry/Gate/Walls Maintenance	1,000	-	1,000	0.00%
Plant Replacement Program	3,500	75	3,425	2.14%
Miscellaneous Maintenance	250	-	250	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Maintenance	2,042	-	2,042	0.00%
Capital Reserve	2,200	-	2,200	0.00%
Total Other Physical Environment	60,300	5,898	54,402	9.78%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund - Mixed Use (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
R&M-Sidewalks	2,000	-	2,000	0.00%
R&M-Streetlights	433	-	433	0.00%
Decorative Light Maintenance	1,000	-	1,000	0.00%
Pavement and Signage Repairs	1,500	200	1,300	13.33%
Holiday Decoration	3,125	-	3,125	0.00%
Total Road and Street Facilities	8,058	200	7,858	2.48%
<u>Parks and Recreation</u>				
Contract - Park Facility Janitorial Maintenance	950	-	950	0.00%
R&M-Fountain	1,000	-	1,000	0.00%
Park Facility Maint. & Improvement	1,500	405	1,095	27.00%
Total Parks and Recreation	3,450	405	3,045	11.74%
TOTAL EXPENDITURES	75,458	6,981	68,477	9.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,981)	(6,981)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2021-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 223	\$ 223	0.00%
Special Assmnts- Tax Collector	267,568	-	(267,568)	0.00%
TOTAL REVENUES	267,568	223	(267,345)	0.08%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	42,568	-	42,568	0.00%
Total Debt Service	267,568	-	267,568	0.00%
TOTAL EXPENDITURES	267,568	-	267,568	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	223	223	0.00%
Net change in fund balance	\$ -	\$ 223	\$ 223	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	59,496	59,496		
FUND BALANCE, ENDING	\$ 59,496	\$ 59,719		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2021-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 354	\$ 354	0.00%
Special Assmnts- Tax Collector	328,005	-	(328,005)	0.00%
TOTAL REVENUES	328,005	354	(327,651)	0.11%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	262,000	-	262,000	0.00%
Interest Expense	66,005	-	66,005	0.00%
Total Debt Service	328,005	-	328,005	0.00%
TOTAL EXPENDITURES	328,005	-	328,005	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	354	354	0.00%
Net change in fund balance	\$ -	\$ 354	\$ 354	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	92,927	92,927		
FUND BALANCE, ENDING	\$ 92,927	\$ 93,281		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2021-1 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,587	\$ 3,587	0.00%
TOTAL REVENUES	-	3,587	3,587	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	7,344	(7,344)	0.00%
Total Construction In Progress	-	7,344	(7,344)	0.00%
TOTAL EXPENDITURES	-	7,344	(7,344)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,757)	(3,757)	0.00%
Net change in fund balance	\$ -	\$ (3,757)	\$ (3,757)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	879,964		
FUND BALANCE, ENDING	\$ -	\$ 876,207		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2021-2 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 439	\$ 439	0.00%
TOTAL REVENUES	-	439	439	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	439	439	0.00%
Net change in fund balance	\$ -	\$ 439	\$ 439	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	108,140		
FUND BALANCE, ENDING	\$ -	\$ 108,579		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	13,051,657		
FUND BALANCE, ENDING	\$ -	\$ 13,051,657		

PARK PLACE CDD

Bank Reconciliation

Bank Account No. 1794 Wells Fargo - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	601,388.04	Statement Balance	602,088.63
G/L Balance	601,388.04	Outstanding Deposits	100.00
Positive Adjustments	0.00		
		Subtotal	602,188.63
Subtotal	601,388.04	Outstanding Checks	800.59
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	601,388.04	Ending Balance	601,388.04
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/30/2022		JE000019	Outstanding check# 6340; Erica Lavina	200.00	200.00	0.00
8/7/2023	Payment	DD148	Payment of Invoice 000793	289.43	289.43	0.00
9/28/2023	Payment	6777	ADA SITE COMPLIANCE	1,700.00	1,700.00	0.00
9/28/2023	Payment	6779	CATHY POWELL	200.00	200.00	0.00
9/28/2023	Payment	6780	ERIC C. BULLARD	200.00	200.00	0.00
9/28/2023	Payment	6782	GATE PROS, INC.	295.00	295.00	0.00
9/28/2023	Payment	6784	JASON A. FILOS	200.00	200.00	0.00
9/28/2023	Payment	6785	JOHNSON ENGINEERING, INC.	4,180.00	4,180.00	0.00
9/28/2023	Payment	6787	YELLOWSTONE LANDSCAPE	1,110.00	1,110.00	0.00
10/6/2023	Payment	DD175	Payment of Invoice 000926	31.03	31.03	0.00
10/6/2023	Payment	DD176	Payment of Invoice 000927	48.85	48.85	0.00
10/6/2023	Payment	DD177	Payment of Invoice 000928	1,159.91	1,159.91	0.00
10/12/2023	Payment	6788	CHARLES AQUATICS INC	250.00	250.00	0.00
10/12/2023	Payment	6789	CITY-WIDE CLEANING LLC	540.00	540.00	0.00
10/12/2023	Payment	6790	CYPRESS CREEK AQUATICS, INC.	3,518.20	3,518.20	0.00
10/12/2023	Payment	6791	DON HARRISON ENTERPRISES LLC	350.00	350.00	0.00
10/12/2023	Payment	6792	EGIS INSURANCE	17,553.00	17,553.00	0.00
10/12/2023	Payment	6793	ILLUMINATIONS HOLIDAY LIGHTING	12,500.00	12,500.00	0.00
10/12/2023	Payment	6794	PARKING LOT SERVICES	48,192.00	48,192.00	0.00
10/12/2023	Payment	6795	SPEAREM ENTERPRISES	225.00	225.00	0.00
10/12/2023	Payment	6796	STRALEY ROBIN VERICKER	420.04	420.04	0.00
10/12/2023	Payment	6797	TIMES PUBLISHING COM	497.00	497.00	0.00
10/13/2023	Payment	DD178	Payment of Invoice 000946	11.83	11.83	0.00
10/17/2023	Payment	DD174	Payment of Invoice 000932	153.11	153.11	0.00
10/18/2023	Payment	DD170	Payment of Invoice 000929	170.04	170.04	0.00
10/18/2023	Payment	DD171	Payment of Invoice 000930	515.64	515.64	0.00
10/18/2023	Payment	DD172	Payment of Invoice 000931	298.89	298.89	0.00
10/18/2023	Payment	DD173	Payment of Invoice 000933	51.58	51.58	0.00
10/23/2023	Payment	6798	JOHNSON ENGINEERING, INC.	3,800.00	3,800.00	0.00
10/23/2023	Payment	6799	SPEAREM ENTERPRISES	865.00	865.00	0.00
10/23/2023	Payment	6800	YELLOWSTONE LANDSCAPE	18,651.67	18,651.67	0.00
10/24/2023	Payment	DD169	Payment of Invoice 000967	5,375.05	5,375.05	0.00
10/26/2023	Payment	DD180	Payment of Invoice 000962	126.92	126.92	0.00
10/27/2023	Payment	DD179	Payment of Invoice 000983	42.38	42.38	0.00
10/6/2023		JE000250	WATER SERVICE - 08/22/23-09/21/23 - HP	20.18	20.18	0.00

PARK PLACE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					123,741.75	123,741.75	0.00
Deposits							
10/31/2023		JE000232	Rev - FY23 Excess Fees accrual	G/L Ac	10,873.06	10,873.06	0.00
9/30/2023		JE000252	Void Outstanding check# 6340; Erica Lavina f	G/L Ac	200.00	200.00	0.00
9/30/2023		JE000253	Rev DD148 Double entered	G/L Ac	289.43	289.43	0.00
Total Deposits					11,362.49	11,362.49	0.00
Outstanding Checks							
1/12/2023	Payment	6588	ASI LANDSCAPE MANAGEMENT		200.59	0.00	200.59
2/16/2023	Payment	6605	ANDREA R. JACKSON		200.00	0.00	200.00
9/28/2023	Payment	6778	ANDREA R. JACKSON		200.00	0.00	200.00
9/28/2023	Payment	6781	ERICA LAVINA		200.00	0.00	200.00
Total Outstanding Checks.....					800.59		800.59
Outstanding Deposits							
9/30/2022		JE000024	Deposit Doc# 510	G/L Ac	50.00	0.00	50.00
10/4/2023		JE000206	CK#3523### - Gate Keys	G/L Ac	50.00	0.00	50.00
Total Outstanding Deposits.....					100.00		100.00

Sixth Order of Business

6Ai



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

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

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

AQUATIC SERVICE REPORT

PROPERTY: Park Place

TECHNICIAN: Jason J

WEATHER: 72

DATE: 12/7/23

PAGE: 1 of 1

SERVICE: Monthly treatment

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

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

	ALGAE	GRASSES & BRUSH	SUBMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<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 5	<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 6	<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 7	<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 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<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 16	<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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: Treated vegetation in 19 areas

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



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

AQUATIC SERVICE REPORT

PROPERTY: Park Place

TECHNICIAN: Jason J

WEATHER: 81

DATE: 11/20/23

PAGE: 1 of 1

SERVICE: Monthly treatment

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

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

	ALGAE	GRASSES & BRUSH	SUBMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHOSLOCK
Pond 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input 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 3	<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 4	<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 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 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 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 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 10	<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 11	<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 12	<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 13	<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 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input 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 - December 2023

Wednesday, December 13, 2023

Prepared For Park Place Board Of Supervisors

25 Items Identified



Item 1

Assigned To Yellowstone

Geraniums and Dusty Miller look great for the new annuals at Calf Path estates.



Item 2

Assigned To Teco

Some ruts in the turf - likely from trucks marking gas/electric lines and the streetlight installation.



Item 3

Assigned To Teco

Streetlight installation debris and some damage to the Muhly Grass.



Item 4

Assigned To Yellowstone

Some weeds/saplings that need to get pulled.



Item 5

Assigned To Yellowstone

Fallen pine tree along racetrack needs to get picked up.



Item 6

Assigned To Yellowstone

Big leak by the first bridge along racetrack. Irrigation tech is dispatched today.



Item 7

Assigned To Yellowstone

Another 3 dead pines in the median.



Item 8

Assigned To Yellowstone

4th dead pine along the sidewalk.



Item 9

Assigned To Yellowstone

Pine beetles are the culprit.



Item 10

Assigned To Yellowstone

5th, 6th, and 7th dead pines further down the median. The needles are yellowing on the rest of them.



Item 11

Assigned To Yellowstone

New annuals looking very nice.



Item 12

Assigned To Cypress Creek Aquatics

Pond 3 is very healthy



Item 13

Assigned To Yellowstone

Turf is recovering along racetrack.
Landscaping and mulch look good.



Item 14

Assigned To Yellowstone

Palmettos are ready to be trimmed
around the mailboxes on Cotswolds
Dr.



Item 15

Assigned To Yellowstone
Lake Dagny Ct looks good,
recommend pulling the old dead
growth off the Liriope. Remaining
areas are getting mulched late
December/early January.



Item 16

Assigned To Yellowstone
New annuals around the fountain.



Item 17

Assigned To Yellowstone

Christmas tree is up. A lot of the turf around it has died out.



Item 18

Assigned To Yellowstone

Turf is recovering in the main part of the park from the irrigation issues.



Item 19

Assigned To Yellowstone

Tree in the center is not dead but it is struggling.



Item 20

Assigned To Yellowstone

Liriope, Firebush, and Podocarpus look good around the playground.



Item 21

Swing is broken. A new seat and an S hook is all that is needed.



Item 22

Some moss is starting to grow in the rubber mats.



Item 23

Assigned To Yellowstone

Arboricola leading to the Manors still have torpedo grass all among the base that needs to get pulled.



Item 24

Assigned To Yellowstone

The Splendid Ln Medians look good.



Item 25

Assigned To Yellowstone

Some weeds and travelers in the Lilies at perfect place. Otherwise looks good.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 12/13/2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	Recovering from mainline break.
TURF FERTILITY	10	8	-2	Improving. Still spotty in areas.
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	4	-1	Some sedge/dollarweed.
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	4	-1	Some yellowing.
WEED CONTROL - BED AREAS	5	4	-1	Minor weeds.
PLANT INSECT/DISEASE CONTROL	5	4	-1	Pine beetles.
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Some areas not done yet.
WATER/IRRIGATION MGMT	8	7	-1	One leak spotted.
CARRYOVERS	5	4	-1	Mulching.

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	New annuals.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

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

Contractor Signature: _____

Manager's Signature: CW _____

Supervisor's Signature: _____

PARK PLACE CDD - MANDOLIN

Field Inspection - December 2023

Wednesday, December 13, 2023

Prepared For Park Place Board Of Supervisors

23 Items Identified



Item 1

Assigned To Yellowstone

Decorations and new annuals look good. Viburnum is ready to be pruned and some spots are yellowing, recommend a fertility diagnosis.



Item 2

Assigned To Yellowstone

Quite a few ruts from wall construction.



Item 3

Assigned To Yellowstone

Wall is up all along Citrus Park.



Item 4

Assigned To Yellowstone

Last panel looks like it is being redone.



Item 5

Assigned To Yellowstone

New annuals look good in the median. Everything healthy and maintained.



Item 6

Assigned To Yellowstone

The ruts further in were likely made from mulch trucks.



Item 7

Assigned To Yellowstone

Gate looks good. Some small weeds.



Item 8

Assigned To Yellowstone

Goldmounds need to be trimmed a bit lower than the Copperleaf.



Item 9

Assigned To Cypress Creek Aquatics
Pond 15 looks good.



Item 10

Assigned To Yellowstone
Greensleeve Island looks good,
though mulch keeps getting washed
out/moved around.



Item 11

Assigned To Yellowstone

Sandy area needs to get filled in with mulch.



Item 12

Assigned To Cypress Creek Aquatics

Pond 13 looks good.



Item 13

Assigned To Yellowstone

Mandolin estates median looks great.



Item 14

Assigned To Yellowstone

Viburnum are struggling a bit more at this monument. Everything else looks good.



Item 15

Assigned To Yellowstone

Spotty/dead areas. Possible whitefly, diagnosis needed.



Item 16

Assigned To Yellowstone

Hole is blocked off. Looks like it was a main line leak.



Item 17

Assigned To Yellowstone

Turf is all torn up from the wall installation on the other side of the monument.



Item 18

Assigned To Cypress Creek Aquatics

Pond 12 looks good.



Item 19

Assigned To Yellowstone

Ilex shrubs by the keypad need to be shaped up and any replacements warranted.



Item 20

Assigned To Yellowstone

Ruts are starting to fill in.



Item 21

Assigned To Yellowstone
Gate looks good.



Item 22

Assigned To Cypress Creek Aquatics
Pond 11 looks good.



Item 23

Assigned To Cypress Creek Aquatics
Pond 9 looks good.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve/Estates

Date: 12/13/2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	Damage from construction
TURF FERTILITY	10	9	-1	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	4	-1	Some weeds in grass.
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Viburnum needs diagnosis.
WEED CONTROL - BED AREAS	5	4	-1	Some weeds.
PLANT INSECT/DISEASE CONTROL	5	4	-1	Possible whitefly.
PRUNING	10	9	-1	Goldmounds.
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Final spots need filling.
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Brand new.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
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Contractor Signature: _____

Manager's Signature: CW _____

Supervisor's Signature: _____

PARK PLACE CDD - WINDSOR PLACE

Field Inspection - December 2023

Wednesday, December 13, 2023

Prepared For Park Place Board Of Supervisors

6 Items Identified



Item 1

Assigned To Yellowstone

Monument looks good, though some of the arboricola will need to be replaced. Holiday decorations are up.



Item 2

Assigned To Cypress Creek Aquatics

Pond 14 looks good.



Item 3

Wall looks mostly complete. Still needs to be connected to the existing monument.



Item 4

Wall is up and painted.



Item 5

Looks ready for
landscaping/monument installation.



Item 6

One panel up at the other corner of
Windsor Pl Cir.