Park Place
Community Development District

June 19, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 235 339 363 960 **Passcode: gsPG6x**

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Park Place Community Development District
Board of Supervisors

□ Cathy Powell, Chairperson
□ Andrea Jackson, Vice Chairperson
□ Eric Bullard, Assistant Secretary
□ Erica Lavina, Assistant Secretary
□ Jason Filos, Assistant Secretary
□ Gene Roberts, District Manager
□ Whitney Sousa, District Counsel
□ Phil Chang, District Engineer

Agenda for Regular Meeting
Wednesday, June 19, 2024 – 11:00 a.m.

Teams Meeting Information
Meeting ID: 235 339 363 960 Passcode: gsPG6x
Click here to join the meeting

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. **Call to Order/Roll Call**
2. **Audience Comments**
3. **Staff Reports**
   A. District Engineer
      i. Geotechnical Investigation Report
   B. District Landscaper
      i. Landscape Inspection Report
   C. District Counsel
4. **Business Items**
   A. Consideration of Campus Suite Website Proposal for FY 2025
   B. Consideration of Yellowstone Landscape Proposal for Sod Replacement
   C. Discussion on Reserve Advisors Reserve Study
   D. General Matters of the District
5. **Consent Agenda**
   A. Consideration of Board of Supervisors' Minutes of the May 15, 2024, Regular Meeting
   B. Consideration of Operation and Maintenance Expenditures for May 2024
   C. Acceptance of the Financials and Approval of the Check Register as of May 31, 2024
6. **Manager's Report**
   A. Aquatic Inspection Report
7. **Audience Questions, Comment, and Discussion Forum**
8. **Adjournment**

The next CDD Meeting is scheduled to be held on Wednesday, July 17, 2024 at 11:00 a.m.

Third Order of Business

3Ai.

May 26, 2024

Mr. Phil Chang, P.E.
District Engineer
c/o
Mr. Gene Roberts
District Manager
PARK PLACE CDD
2005 Pan AM Circle, Suite 300
Tampa, FL 336071
Lutz, FL 33558

Subject: Report on Geotechnical Investigation
Highland Park Drainage Structure
14687-89 Canopy Drive
Tampa, Florida 33619
PACSCON Project No. 2024-2014

Dear Mr. Chang and Mr. Roberts:

PACSCON GeoEnvironmental, Inc. (PACSCON) has completed the authorized Geotechnical Investigation for the Highland Park Drainage Structure at 14687 to 14689 Canopy Drive in Tampa, Florida.

The work was performed in general accordance with PACSCON Proposal No. 2024-2014 dated May 6, 2024, authorized through a Proposal Acceptance Form signed on May 9, 2024. This report briefly discusses our understanding of the project at the time of the subsurface exploration, describes the geotechnical services provided by PACSCON and presents our findings and recommendations.

SITE AND PROJECT DESCRPTION

The project site is referred to as the Highland Park Drainage Structure. The structure is in the alleyway between two residential structures at 14687 and 14689 Canopy Drive in Tampa, Florida. The structure area is bounded to the east and west by retaining walls followed by residential buildings, bounded to the north by a wooded area, which appears to be a wetland and owned

by Hillsborough County.

We have been provided with a Limited Condition Survey Report prepared by BillerReinhart Engineering Group, Inc. (BillerReinhart), and dated April 16, 2024. BillerReinhart believes that the catch basin is in poor condition, and recommends that “a qualified, professional consultant such as a drainage engineer and/or geotechnical engineer perform an analysis of the area around the subject structure to identify and mitigate the source of the water intrusion”.

On April 23, 2024, we met with you at the subject site. Main observations about the drainage structure are noted below:

- The drainage structure was constructed in the 90’s. Standing water was noted in the drainage area at the time of our visit.
- North end of the west side retaining wall appears to have settled for more than one foot, most likely due to void caused by erosion due to water flow into the catch basin.
- According to our communication with you, a few years ago shallow voids were noted near the entrance area to the catch basis. The voids were grouted using concrete through surface grouting points.
- The drainage structure area has very limited access due to narrow spaces between the buildings and heavy vegetation growth and uneven surface inside the catch basis area.

SCOPE OF SERVICES

We performed a subsurface exploration at the site. The purpose of the subsurface exploration was to “perform an analysis of the area around the subject structure to identify and mitigate the source of the water intrusion” as requested in the report of the structural engineer, BillerReinhart.

The following specific tasks were performed:

- A Ground Penetrating Radar (GPR) survey was performed at the site to identify anomalies or potential shallow voids and washout features that may be present in the drainage structure area, underneath the retaining walls and the concrete structure.
- To confirm whether the anomalies identified in the GPR survey were indeed voids, we performed soil borings in representative anomalies using a hand auger when possible. We cored through concrete when the anomaly areas were covered by concrete. Dynamic Cone Penetration (DCP) tests were performed in the borings.
- Soil samples were obtained from the field and reviewed and classified in our Tampa laboratory in accordance with Unified Soil Classification System (USCS).
- Prepared this report by a professional geotechnical engineer licensed in the state of Florida.

The scope of our services did not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, ground water, or surface water within or beyond the site studied. Any statements in the report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

EXPLORATION PROCEDURES

To explore subsurface conditions in the drainage area, we scanned the area using GPR and performed 7 borings at the site. The boring locations are presented in Figure 1. Field Exploration Plan. The subsurface exploration was performed on May 16 and 17, 2024. Exploration procedures are briefly described below.

GPR Survey

We scanned the drainage structure area, including the structure itself, the two retaining walls and their immediate vicinities on the east and west side of the structure, and the north entrance area to the drainage structure, for potential voids using Ground Penetrating Radar (GPR).

The GPR survey was conducted along a series of transects across each of the accessible portions of the site area. The GPR study for the drainage structure was designed to identify any near-surface voids beneath or behind the concrete slab and walls of the drainage structure. Access to portions of the drainage structure was limited due to the presence of vegetation or standing water. This portion of the investigation was completed using GSSI NX Flex with a 2,600 Mega-hertz (MHz) antenna and a GSSI SIR 3000 with a 900 MHz antenna. It was possible to evaluate soil conditions to a depth of 3 to 4 feet (ft) below land surface (bls) with this equipment configuration.

The GPR study for the areas adjacent to the two retaining walls was designed to identify any low-density soils or possible voids to a depth range of 6 to 8 feet (ft) below land surface (bls). This portion of the investigation was completed using a GSSI SIR 3000 with a 400 MHz antenna.

The GPR survey was performed by GeoView, Inc. More details about the GPR survey are referenced in the Geophysical Investigation Report prepared by GeoView in Appendix A.

Soil Boring and DCP Testing

To confirm the anomalies identified in the GPR survey are indeed voids, we performed the following at the site:

- Drilled seven (7) soil borings in areas with suspected voids using a hand auger. The borings were extended to 4 to 5 feet deep or one (1) foot below the water table,

whichever was encountered first. The drainage structure area was not accessible to a truck-mounted drill rig.

- Cored through concrete slab in anomalies covered by surface concrete and coring through concrete was necessary for drilling the soil borings.
- Performing DCP (Dynamic Cone Penetrometer) tests in the auger holes.

When needed, at each location a 4-inch diameter core was drilled through the concrete slab first. The boring and sampling were then performed using a hand-auger. The hand auger borings were performed by manually advancing a 3-inch diameter, 6-inch-long sampler into the soil until the sampler is full. The sampler was then retrieved and the soils in the sampler were removed and visually classified.

Dynamic Cone Penetrometer (DCP) tests were performed inside the augered-holes following ASTM STP-399. For the DCP test a 1.5-inch diameter cone was driven into the soil by a 15-pound ring weight with a free fall of 20 inches. The numbers of blows required to drive the cone into the soil for a distance of 1.75 inches were recorded as the DCP resistance values.

Laboratory Testing

The recovered soil samples were transported to our Tampa Soils Laboratory from the project site for visual classification by a geotechnical engineer. No other laboratory tests were deemed necessary by our geotechnical engineer.

The soils are classified according to consistency, color and texture. These classification descriptions are included on our "DCP Logs." The classification system discussed above is primarily qualitative; laboratory testing is generally performed for detailed soil classification. Using the test results, the soils were classified using the Unified Soil Classification Systems (USCS). This classification system and the in-place physical soil properties provide an index for estimating the soil's behavior.

It should be noted that all soil samples would be properly disposed of 30 days following the submittal of this PACSCON subsurface exploration report unless you request otherwise.

EXPLORATION RESULTS

GPR Survey

GPR survey results for the southern portion of the drainage structure are presented in the lower portion of Figure 1. Three areas with suspected voids below the concrete slab were identified. No voids were identified behind the retaining walls. The boundaries of the suspected void areas

were painted on the concrete surface using pink spray paint and are shown in Figure 1.

Results for the northern portion of the drainage structure are presented in the upper portion of Figure 1. A large suspected void area was identified south of the north retaining wall which forms the northern boundary of the drainage structure. Collapse and cracking of the concrete slab was observed within the central and eastern portions of the anomaly area.

The southwest corner of the north drainage structure area was inaccessible to the GPR instrumentation. Results from probing completed with a steel soil probe indicated that the concrete slab was broken and apparently damaged in this area. The approximate boundaries of this damage area were painted on the ground surface and are provided on the upper portion of Figure 1. Pictures of the suspected indicated void areas are provided in the report prepared by GeoView in Appendix A.

Area 2 of the GPR survey was performed in the backyard of the residence west of the drainage structure (14689 Canopy Drive). The GPR study was completed in the area between the eastern edge of the pool deck and the eastern property line (Figure 3 in the GeoView report). No indication of soil disturbance or density changes were observed within the upper 6 to 8 ft of soils within the accessible portions of the study area.

Area 3 of the GPR survey was performed in the western end of the pool deck for the residence located east of the drainage structure (14687 Canopy Drive) (Figure 4 in the GeoView report). An area of apparently disturbed/low-density soils was observed in the southwestern corner of the pool deck.

This anomaly area extended from a depth range directly below the concrete slab to an estimated depth of 6 to 7 ft bls. It is noted that this anomaly area is almost directly east of the eastern anomaly area identified under the concretes slab for the drainage structure (Figure 1).

This anomaly area is shown on Figure 4 in the GeoView report in Appendix A and was marked on the pool deck pavers using chalk. The contact point between the pool deck and the actual pool sunk about ½ inch at the pool shell western most point. This area is directly to the east to what the homeowner to the west reported as water that was observed pumping through a crack in the eastern side of the drainage structure during a heavy rain event (he showed our GPR crew a video).

An example of the GPR signal response associated with this anomalous area is provided in Appendix 1 in the GeoView report. Pictures of showing the boundaries of the suspect area are provided in Appendix 2 in the GeoView report.

Soil Borings

Seven soil borings were performed at the site. The locations of the borings are indicated in Figure 1. DCP tests were performed in the borings. The results and boring records are presented in DCP Logs in **Appendix B** of this report.

These records represent our interpretation of the subsurface conditions based on the field logs and visual observations of samples by an engineer. Groundwater levels shown on the Logs represent the conditions only at the time of our exploration. Soil and rock conditions may vary between boring locations.

C1 through C3 were performed about 6 feet west of the west retaining wall. The borings encountered loose silty fine sands to the boring termination depths of about 6 feet. Water table was encountered in the borings at depths of 5 to 5 ½ feet bls.

No void was encountered in any of the 3 boings, C1 through C3. This is consistent with the results of the GPR survey performed in this area of the site – no disturbed or loose soil between the swimming pool deck of the residence and the retaining wall.

C4 was drilled near the southwest corner of the drainage structure. After coring through the concrete slab, the boring encountered a 12-inch void, followed by very loose sandy soils to the boring termination depth of 4 feet bls.

C5 was performed in the anomaly on the east side of the south drainage structure. Water was encountered at the surface.

C6 and C7 were performed at the north end of the west retaining wall. Refusal was encountered at the location of C6. At C7, after coring through the concrete slab, the boring encountered a 12-inch void followed by construction debris, roots, and rocks.

Water Table Observations

Standing water was observed in the drainage structure at the time of the exploration. Depths to water table were encountered at 5 to 5 ½ feet bls in C1 through C3, 2 feet bls in C4, at the ground surface in C5, and at 2 feet bls in C7.

Fluctuations in groundwater level should be anticipated throughout the year due to a variety of factors, the most important of which are recharge from rainfall. The seasonal-high water table is estimated to be at about 2 feet above the current water levels.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

Our findings are summarized below, followed by our recommendations for remediation.

Summary of Findings

We have performed a subsurface exploration in the drainage structure area. Major findings are summarized below:

- The "source of water intrusion" into the drainage structure as inquired by the structural engineer appears to be seepage from surrounding areas. The design elevation of the drainage structure appears to be low such that it cut into groundwater. In addition to surface stormwater runoff, the drainage structure appears to have been collecting seepage from the north wetland area as well as the west and east residential areas.
- Extensive voids were observed in the area north of the drainage structure. These voids were believed to be a washout feature due to water flowing from the wetland north of the structure into the structure. This feature includes the void at the north end of the west retaining wall, extending into the northwest corner of the interior of the drainage structure. The void around the north end of the west retaining wall undermined the wall, leading to settlement of about one (1) foot at the north end of the wall.
- The eastern side of the drainage structure appears to be cracked. As a result of the crack, seepage flows from the swimming pool in the east resident at (14687 Canopy Drive) into the drainage structure through the crack. Migration of soil particles with the seepage flow appears to have created a void under east side of the drainage structure and a loose soil/disturbed soil zone in the east resident, extending from the pool deck to the east part of the drainage structure.
- A void was detected around the southwest corner of the drainage structure. Minor stair-stepped cracks were observed at the northeast corner of the residential building west of the drainage structure (14689 Canopy Drive). It is very likely that the drainage structure cracked or damaged around its southwest corner. Migration of soil particles with seepage flow from west of the drainage structure into the structure created a loose soil zone around the northeast corner of the building, leading to differential settlements and thus the observed cracks on the wall and the void in the drainage structure.
- No void or anomaly were detected in the area between the swimming pool deck of the residence west of the drainage structure and the west retaining wall by the GPR survey or the three borings drilled west of the west retaining wall.

Recommendations

Our recommendations for remediation are presented below:

- If possible, we recommend raising the design elevation of the drainage structure. Currently in addition to stormwater runoff, the drainage structure collects seepage from the wetland north of the structure as well from the east and west residential areas.
- The drainage structure appears to be cracked on the east side as well as around the southwest corner. It appears that seepage flow from the swimming pools of the neighboring residents into the drainage structure through the cracks. We recommend repairing or replacing the drainage structure.
- To cut off seepage flow from the west and east of the drainage structure and stabilize the residential structural areas at 14687 and 14689 Canopy Drive, we recommend installing sheet pile walls along the east and west of the drainage structure. The sheet piles should extend to at least 10 feet beyond the north and south ends of the drainage structure. The sheet piles should be driven and keyed into impervious clay layer. No deep soil boring data was available at the time of this report. Based on our general experience in the project area, we expect the clay layer will be at depth on the order of 20 feet bls. If possible, deep SPT soil test borings should be performed to define subsurface conditions at the site.
- The extensive void observed north of the drainage structure was due to water flow from the wetland north of the drainage structure into the structure. To minimize material loss due to seepage flow, we recommend the north entrance area to the drainage structure be constructed using stones warped in geotextile.
- The west retaining wall needs to be repaired. We recommend underpinning the wall, which involves attaching steel pins to the foundation of the wall and driving those pins into deeper competent soils or to limestone formation hydraulically. The jacking of each pier shall be monitored to avoid damaging the retaining wall. When the piers reach the support depth, each underpin bracket will be secured to the foundation of the wall. We recommend installing the piers at intervals on the order of 6 feet along the alignment of the wall. A qualified specialty contactor shall perform the underpinning work as a design-build project.

We appreciate your selection of PACSCON and the opportunity to be of service on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
PACSCON

J. Jay Chen, Ph.D., P.E.
CEO | Principal Engineer
Florida P.E. License No. 53459

FIGURES AND MAPS

FIGURE 1 – Field Exploration Plan

LIST OF APPENDICES

APPENDIX A – Geophysical Investigation Report Prepared by GeoView
APPENDIX B – DCP Logs
APPENDIX C – Qualification of Recommendations

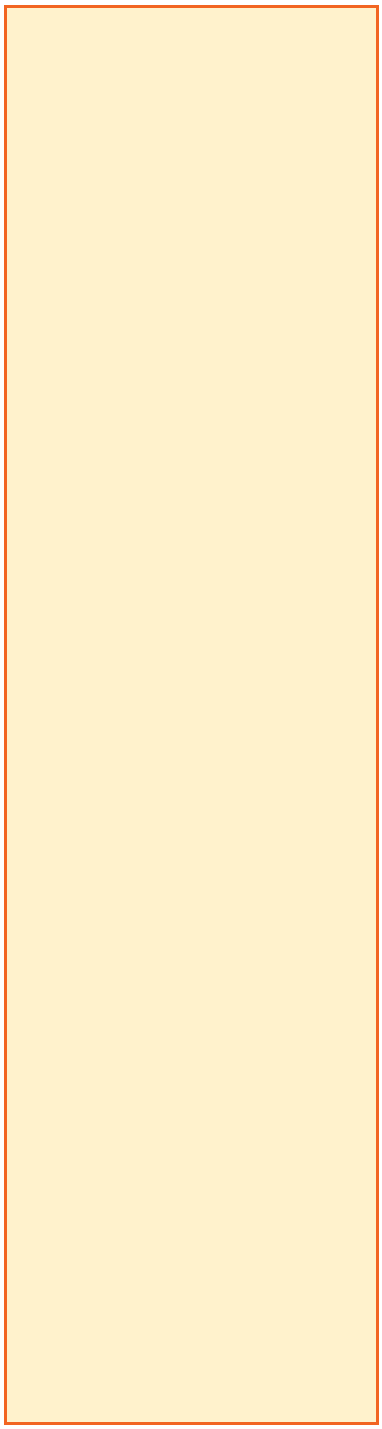
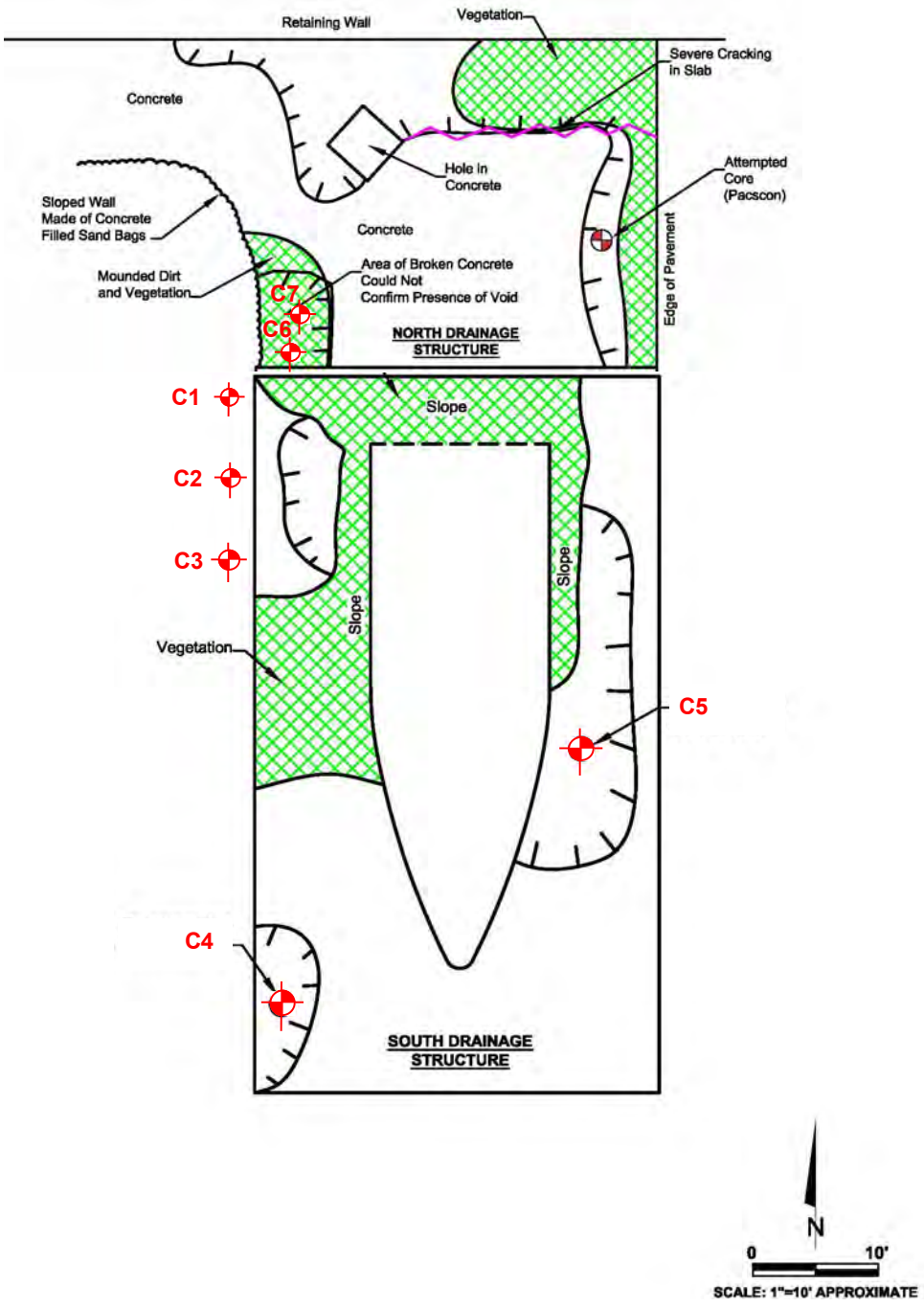


Figure 1. Field Exploration Plan



DCP/Soil Borings

Source: GeoView Report

Scale: As Shown	PACSCON Client Centric | Geo-Environmentally Focused	**Figure 1: Field Exploration Plan**
Date Drawn: 5/23/2024		Highland Park Drainage Structure 14687-14689 Canopy Drive Tampa, Florida
Checked By: JC		PACSCON Project No. 2024-2014

APPENDIX A

GEOPHYSICAL INVESTIGATION REPORT BY GEOVIEW, INC.

FINAL REPORT
GEOPHYSICAL INVESTIGATION
HIGHLAND PARK DRAINAGE STRUCTURE
TAMPA, FLORIDA

Prepared for PACSCON Geoenvironmental, Inc.
Lutz, FL

Prepared by GeoView, Inc.
St. Petersburg, FL

May 21, 2024

Mr. J. Jay Chen, Ph.D., P.E.
PACSCON Geoenvironmental, Inc.
2019 Osprey Lane
Lutz, FL 33549

Subject: Transmittal of Final Report for GPR Survey
Highland Park Drainage Structure
Tampa, Florida
GeoView Project Number 41351

Mr. Chen,

GeoView, Inc. is pleased to submit the final report that summarizes and presents the results of the geophysical investigation performed at the above referenced site. Ground penetrating radar was used to help determine the presence of near surface voids and loose soil conditions that may be present in several areas at the project site. GeoView appreciates the opportunity to have assisted you on this project. If you have any questions or comments about the report, please contact us.

Sincerely,

GEOVIEW ASSOCIATES, INC.

Michael J. Wightman, P.G.
President
Florida Professional Geologist Number 1423

1.0 Introduction

A geophysical investigation was performed on May 16, 2024 at the Highland Park Drainage Structure which is behind the residences located at 14687 and 14689 Canopy Drive in Tampa, Florida.

The investigation was completed in three areas. Area 1 was the south and north sides of the drainage structure (Figures 1and 2, Appendix 1). Area 2 was in the backyard of the residence west of the drainage structure (14689 Canopy Drive). The GPR study was completed in the area between the eastern edge of the pool slab and the eastern property line (Figure 3). Area 3 (Figure 4) was the western end of the pool deck for the residence located east of the drainage structure (14687 Canopy Drive).

2.0 Description of Geophysical Investigation

A ground penetrating radar (GPR) survey was conducted along a series of transects across each of the accessible portions of the site area. The GPR study for the drainage structure was designed to identify any near-surface voids beneath or behind the concrete slab and walls of the drainage structure. Access to portions of the drainage structure were limited due to the presence of either vegetation or soils (Figures 1 and 2). This portion of the investigation was completed using GSSI NX Flex with a 2,600 Mega-hertz (MHz) antenna and a GSSI SIR 3000 with a 900 MHz antenna. It was possible to evaluate soil conditions to a depth of 3 to 4 feet (ft) below land surface (bls) with this equipment configuration.

The GPR study for Areas 2 and 3 was designed to identify any low-density soils or possible voids to a depth range of 6 to 8 feet (ft) below land surface (bls). This portion of the investigation was completed using a GSSI SIR 3000 with a 400 MHz antenna.

3.0 Identification of Possible Voids/Low-Density Soils Using GPR

The features observed on GPR data that are most commonly associated with void formation are:

- A downwarping of GPR reflector sets, that are associated with suspected lithological contacts, toward a common center. Such features typically have a bowl or funnel shaped configuration and can be associated with a deflection of overlying sediment horizons caused by the migration of sediments into underlying voids. If the GPR reflector sets are sharply downwarping and intersect, they can create a “bow-tie” shaped GPR reflection feature, which often designates the apparent center of the GPR anomaly.

- A localized significant increase in the depth of the penetration and/or amplitude of the GPR signal response. The increase in GPR signal penetration depth or amplitude is often associated with void formation
- An increase in the amplitude of horizontal reflector sets below the concrete slab indicating an air space void.
- Low-density soils are typically characterized by a localized increase in the penetration depth of the GPR signal and an associated increase in the amplitude of the GPR signal response.

The greater the severity of these features or a combination of these features the greater the likelihood that the soils are disturbed, and voids are possibly present.

4.0 Survey Results

Area 1

Results for the southern portion of the drainage structure are presented in Figure 1. Three areas with suspected shallow voids below the slab were identified. No voids were identified behind the retaining walls. The boundaries of the suspected void areas were painted on the concrete surface using pink spray paint. Recommended testing locations for the two void areas that were accessible to a concrete coring rig were painted onto the concrete surface and are shown on Figure 1.

Results for the northern portion of the drainage structure are presented in Figure 2. A large suspected void area was identified south of the retaining wall which forms the northern boundary of the structure. An associated collapse and cracking of the concrete slab was observed within the central and eastern portions of the anomaly area.

The southwest corner of the drainage structure was inaccessible to the GPR instrumentation due to the presence of mounded dirt and vegetation. Results from probing completed with a steel soil probe indicated that the concrete slab was broken and apparently damaged in this area. The approximate boundaries of this damage area were painted on the ground surface and are provided on Figure 2. Pictures of the suspected indicated void areas are provided in Appendix 2.

Area 2

No indication of soil disturbance or density changes were observed within the upper 6 to 8 ft of soils within the accessible portions of the study area.

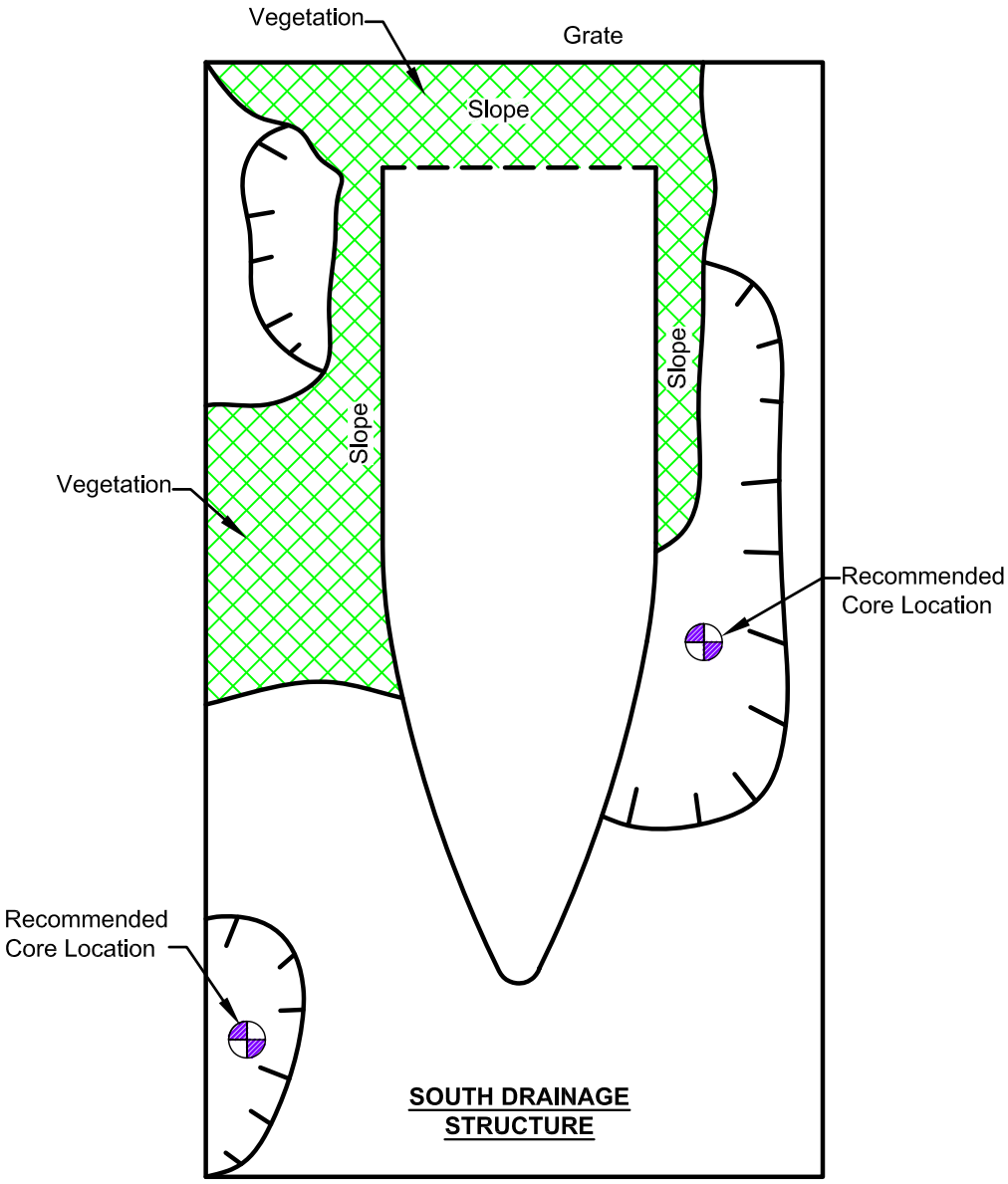
Area 3

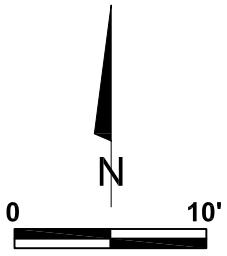
An area of apparently disturbed/low-density soils was observed in the southwestern corner of the pool deck. This anomaly area extended from a depth

range of directly below the concrete slab to an estimated depth of 6 to 7 ft bls. It is noted that this anomaly area is almost directly east of the eastern anomaly area identified under the concretes slab for the drainage structure (Figure 1). An example of the GPR signal response associated with this anomalous area is provided in Appendix 1. Pictures of showing the boundaries of the suspect area are provided in Appendix 2.

A discussion of the limitations of the GPR technique in void development and low-density/disturbed soils studies is provided in Appendix 3.

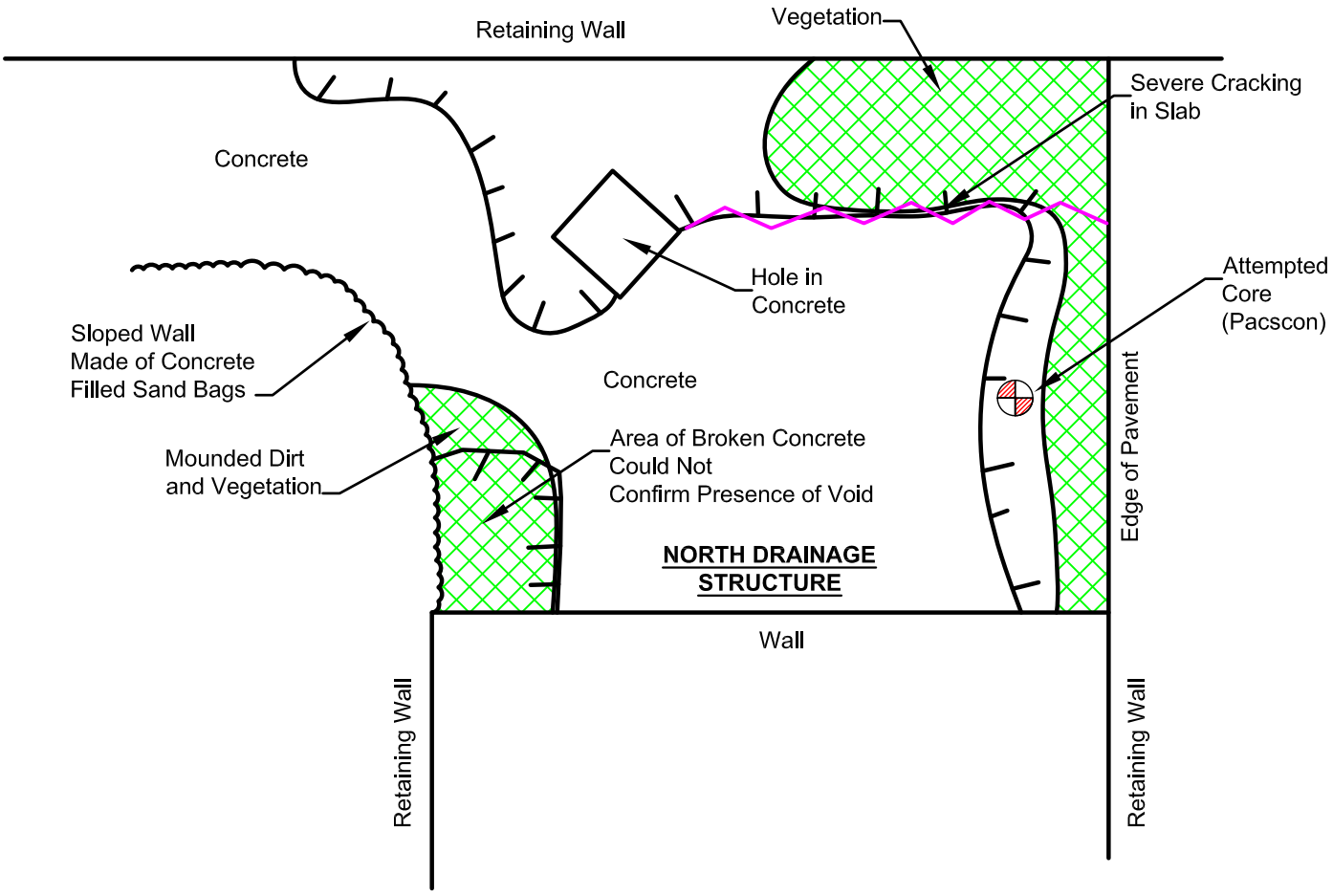
APPENDIX 1
FIGURES AND EXAMPLES OF GPR DATA COLLECTED ACROSS ANOMALY AREAS

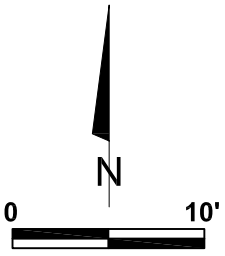




SCALE: 1"=10' APPROXIMATE

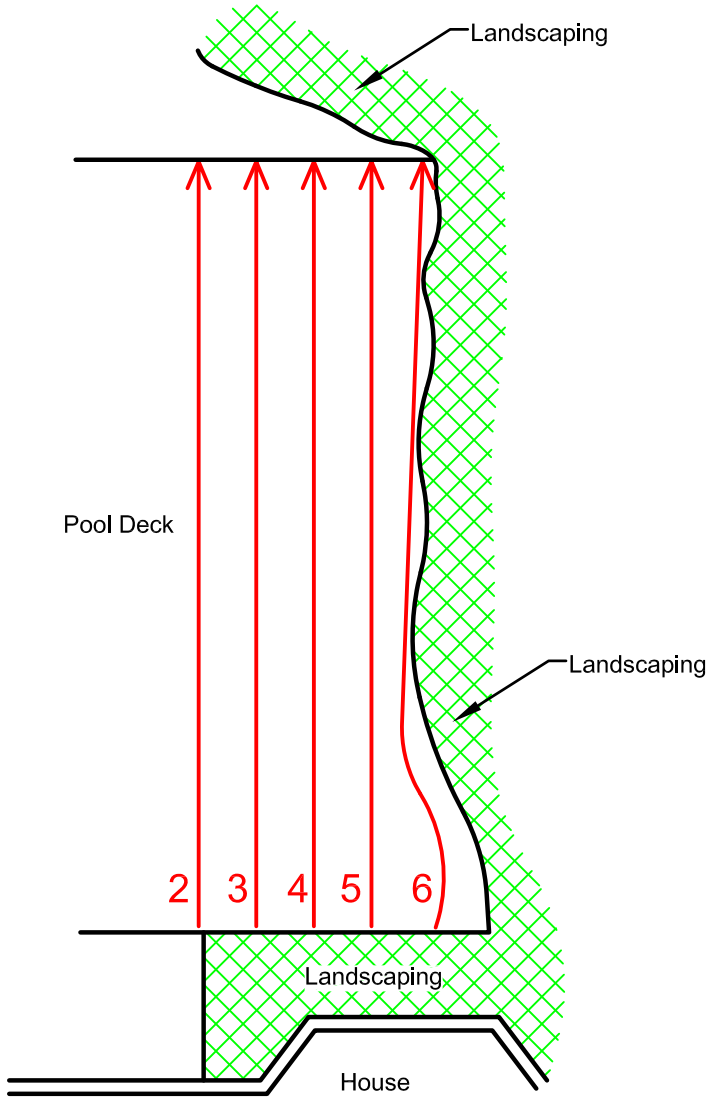
GeoView	**FIGURE 1** **SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION**	**HIGHLAND PARK DRAINAGE STRUCTURE** **14687-14689 CANOPY DRIVE** **TAMPA, FLORIDA** **PACSCON GEOENVIRONMENTAL, INC.** **LUTZ, FLORIDA** **PROJECT: 41351** **DATE: 05/21/24**





SCALE: 1"=10' APPROXIMATE

GeoView	**FIGURE 2** **SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION**	**HIGHLAND PARK DRAINAGE STRUCTURE** **14687-14689 CANOPY DRIVE** **TAMPA, FLORIDA** **PACSCON GEOENVIRONMENTAL, INC.** **LUTZ, FLORIDA** **PROJECT: 41351** **DATE: 05/21/24**



HOUSE TO WEST

EXPLANATION

4 → GPR TRANSECTS & DESIGNATION

N

0 10'

SCALE: 1"=10' APPROXIMATE

GeoView

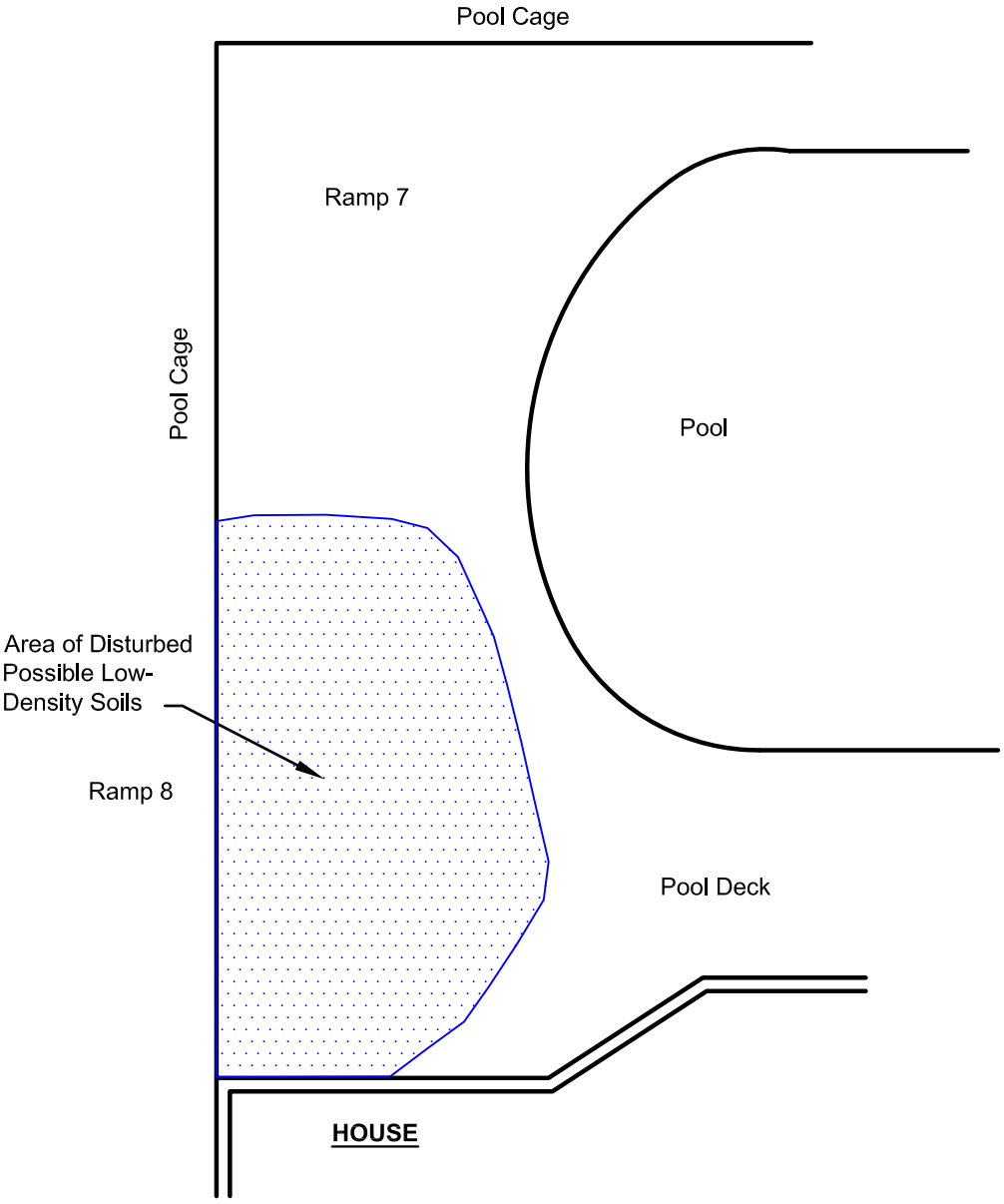
FIGURE 3

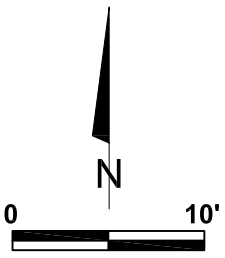
SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION

HIGHLAND PARK DRAINAGE STRUCTURE
14689 CANOPY DRIVE
TAMPA, FLORIDA

PACSCON GEOENVIRONMENTAL, INC.
LUTZ, FLORIDA

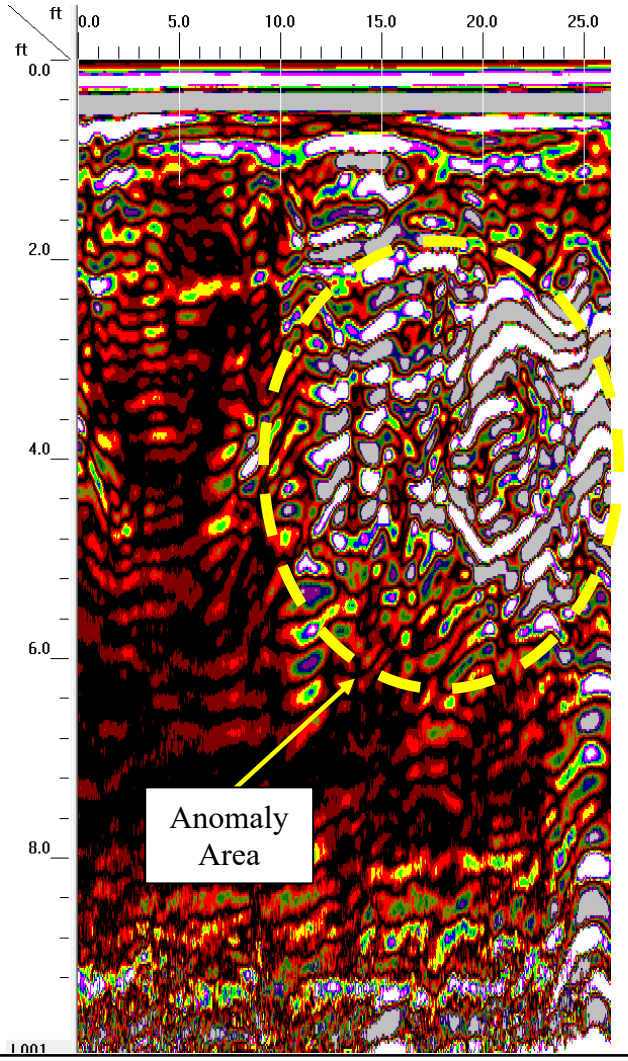
PROJECT: 41351
DATE: 05/21/24





SCALE: 1"=10' APPROXIMATE

GeoView	**FIGURE 4** **SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION**	**HIGHLAND PARK DRAINAGE STRUCTURE** **14687 CANOPY DRIVE** **TAMPA, FLORIDA**	
		PACSCON GEOENVIRONMENTAL, INC. **LUTZ, FLORIDA**	**PROJECT: 41351** **DATE: 05/21/24**



EXAMPLE OF GPR DATA COLLECTED ACROSS AREA OF SUSPECTED LOW-DENSITY/DISTURBED SOILS UNDER POOL DECK (AREA 3)

APPENDIX 2
SITE PHOTOGRAPHS SHOWING INDICATED BOUNDARIES OF IDENTIFIED ANOMALIES IN AREAS 1 AND 3

Painted Boundaries (in pink) of Suspected Void Area in Southwest Corner of Area 1

Painted Boundaries (in pink) of Suspected Void Area Near the Northeast Corner of Area 1

Painted Boundaries (in pink) of Suspected Void Area in Northwest Corner of Area 1

Painted Boundaries (in pink) of Suspected Void Area in Southeast Corner of Area 2

Painted Boundaries (in pink) of Suspected Void Area in Northern Portion of Area 2

Painted Boundaries (in pink) of Suspected Area of Damaged Concrete Slab
in Southwest Corner of Area 2

Approximate Boundaries of Suspected Area of Low-Density/Disturbed Soils Under Pool Deck in Area 3

APPENDIX 3
DESCRIPTION OF GEOPHYSICAL METHODS, SURVEY METHODOLOGIES AND LIMITATIONS

A2.1 On Site Measurements

The measurements that were collected and used to create the site map were made using a fiberglass measuring tape. The degree of accuracy of such an approach is typically +/- 2.5% for lengths and +/- 2.5 degrees for angles.

A2.2 Ground Penetrating Radar

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components which transmits high frequency (200 to 1500 megahertz [MHz]) electromagnetic waves into the ground and records the energy reflected back to the ground surface. The GPR system consists of an antenna, which serves as both a transmitter and receiver, and a profiling recorder that both processes the incoming signal and provides a graphic display of the data. The GPR data can be reviewed as both printed hard copy output or recorded on the profiling recorder's hard drive for later review. GeoView uses Mala and GSSI GPR systems. Void studies are typically conducted using a 400 to 2600 MHz antenna.

A GPR survey provides a graphic cross-sectional view of subsurface conditions. This cross-sectional view is created from the reflections of repetitive short-duration electromagnetic (EM) waves that are generated as the antenna is pulled across the ground surface. The reflections occur at the subsurface contacts between materials with differing electrical properties. The electrical property contrast that causes the reflections is the dielectric permittivity that is directly related to conductivity of a material. The GPR method is commonly used to identify such targets as underground utilities, underground storage tanks or drums, buried debris, voids, rebar or geological features.

The greater the electrical contrast between the surrounding materials (earth or concrete) and target of interest, the greater the amplitude of the reflected return signal. Unless the buried object is metal, only part of the signal energy will be reflected back to the antenna with the remaining portion of the signal continuing to propagate downward to be reflected by deeper features. If there is little or no electrical contrast between the target interest and surrounding earth materials it will be very difficult if not impossible to identify the object using GPR.

A GPR survey is conducted along survey lines (transects), which are measured paths along which the GPR antenna is moved. Electronic marks are placed in the data by the operator at designated points along the GPR transects. These marks allow for a correlation between the GPR data and the position of the GPR antenna on the

ground.

The depth of penetration of the GPR signal is also reduced as the antenna frequency is increased. However, as antenna frequency is increased the resolution of the GPR data is improved. Therefore, when designing a GPR survey a tradeoff is made between the required depth of penetration and desired resolution of the data. As a rule, the highest frequency antenna that will still provide the desired maximum depth of penetration should be used. A relatively high frequency is often used for void development studies.

A GPR survey is conducted along survey lines (transects) which are measured paths along which the GPR antenna is moved. Electronic marks are placed in the data by the operator at designated points along the GPR transects. These marks allow for a correlation between the GPR data and the position of the GPR antenna on the ground.

Depth estimates are determined by dividing the time of travel of the GPR signal from the ground surface to the top of the feature by the velocity of the GPR signal. The velocity of the GPR signal is usually obtained from published tables of velocities for the type and condition (saturated vs. unsaturated) of soils underlying the site. The accuracy of GPR-derived depths typically ranges from 20 to 40 percent of the total depth.

A2.3 Limitations

The analysis and collection of GPR data is both a technical and interpretative skill. The technical aspects of the work are learned from both training and experience. Having the opportunity to compare GPR data collected in numerous settings to the results from geotechnical studies performed at the same locations develops interpretative skills for void development studies.

The ability of GPR to collect interpretable information at a project site is limited by the attenuation (absorption) of the GPR signal by underlying soils. Once the GPR signal has been attenuated at a particular depth, information regarding deeper geological conditions will not be obtained. GPR data can only resolve subsurface features that have a sufficient electrical contrast between the feature in question and surrounding earth materials. If an insufficient contrast is present, the subsurface feature will not be identified.

GeoView can make no warranties or representations of geological conditions that may be present beyond the depth of investigation or resolving capability of the GPR equipment or in areas that were not accessible to the geophysical investigation.

APPENDIX B

DCP LOGS

PACSCON Geoenvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

DYNAMIC CONE PENETROMETER TEST

JOB INFORMATION

NAME	Highland Park Drainage Structure
NUMBER	2024-2014
LOCATION	14687-89 Canopy Drive, Tampa, Florida
DATE	5/17/24
FIELD CREW	Eric/Zach

Boring	Sample	Depth	1-3/4"	1-3/4"	1-3/4"	Remarks/Soil Classification
		(ft)	(in)	(in)	(in)	
C1	Core thickness = 0 inches					
Water table at 5.5' bls	S-1	1	4	4	4	Loose, brown silty fine SAND, moist (SM)
	S-2	2	2	2	2	Loose, brown silty fine SAND, moist, trace shells fragments (SM)
	S-3	3	2	2	2	Loose, brown silty fine SAND, moist, trace of limerock (SM)
	S-4	4				Brown, silty fine SAND, wet, with limestone fragments (SM)
	S-5	5				Same
	S-6	6				Same
						(Boring Terminated at 6')
C2	Core thickness = 0 inches					
Water table at 5.5' bls	S-1	1	2	1	1	Very loose, brown, Silty fine SAND, moist (SM)
	S-2	2	1	2	3	Same
	S-3	3	2	4	3	Loose, gray to brown, silty fine SAND, moist (SM)
	S-4	4				Same
	S-5	5				Ligth brown, silty fine SAND, wet (SM)
	S-6	6				Same
						(Boring Terminated at 6')
C3	Core thickness = 0 inches					
Water table at 5' bls	S-1	1	3	4	4	Loose, gray to brown, silty fine SAND, moist (SM)
	S-2	2	3	3	3	Loose, gray to light brown, silty fine SAND, moist (SM)
	S-3	3	2	2	2	Loose, gray to brown, silty fine SAND, moist (SM)
	S-4	4				Same
	S-5	5				Same
	S-6	6				(Boring Terminated at 5.5')

C4	Core thickness = 5 inches					
Water table at 2' bls	S-1	1				12" Void
	S-2	2	1	2	1	Very loose, brown silty fine SAND, wet (SM)
	S-3	3	1 blow/24"			Very loose, brown to gray silty fine SAND (SM)
	S-4	4				
	S-5	5				(Boring Terminated at 4')
	S-6	6				
	S-7	7				
	S-8	8				
C5	Core thickness = inches					
Water table at soil surface	S-1	1				Brown, silty fine SAND, saturated
						(Boring Terminated at 1')
C6	Core thickness = inches					
	S-1	1				Refusal past top soil. Topsoil overriding a broken concrete slab. No surface to core. Concrete too extensive to auger
C7	Core thickness = 5 inches					
Water table at 2' bls	S-1	1				Construction debris, rock and glass bottle in soils over the concrete slab
	S-2	2				5'' conctete/12" void.
						Dark brown silty fine SAND witrh roots, rocks, concrete fragments, saturated.
						(Refusal at 2')

Soils samples were obtained by means of the hand auger procedure. The borings at the site were advanced using a three-inch diameter hand auger. In addition, Dynamic Cone Penetrometer (DCP) tests were performed in the hand auger boreholes at the depths noted on the boring logs in accordance with ASTM STP-399. In the DCP test a 1.5 inch diameter cone is driven into the soil by a 15 pound ring weight with a free fall of 20 inches. The number of blows required to drive the cone into the soil a distance of 1.75 inches is termed the DCP Resistance Value and is indicated for each test on the hand auger logs.

APPENDIX C

QUALIFICATION OF RECOMMENDATIONS

QUALIFICATIONS OF RECOMMENDATIONS

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our past experience. If additional information becomes available that might impact our geotechnical opinions, it will be necessary for PACSCON to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings will differ from those encountered at specific boring locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this geotechnical report are not final. Field observations and foundation installation monitoring, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report.

This report is intended for the sole use of **Park Place CDD** only. The scope of work performed during this study was developed for purposes specifically intended by **Park Place CDD** and may not satisfy other users' requirements. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. PACSCON is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

Our professional services have been performed, our findings obtained, our conclusions derived and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices in the State of Florida. This warranty is in lieu of all other statements or warranties, either expressed or implied.

3Bi.

PARK PLACE CDD - WINDSOR PLACE

Field Inspection - June 2024

Wednesday, June 12, 2024

Prepared For Park Place CDD Board Of Supervisors

8 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Cypress Creek Aquatics

Some trash in pond 15. Fountain is working.

Item 2

Assigned To Yellowstone

The Arboricola, Podocarpus, and palms look good. The iron fence has been attached to the new wall.

Item 3

Assigned To Yellowstone

Most of the Bahia grass between the sidewalk and street will need to be replaced.

Item 4

Assigned To Yellowstone

Trees are all strapped, mulched, and irrigated.

Item 5

Assigned To Inframark

Currently working with the county to get a new water meter installed.

Item 6

Assigned To Yellowstone

Sod has not been lain yet.

Item 7

Assigned To Yellowstone

Nothing has been added to the end of the wall yet.

Item 8

Assigned To Yellowstone

PARK PLACE CDD - MANDOLIN

Field Inspection - June 2024

Wednesday, June 12, 2024

Prepared For Park Place Board Of Supervisors

18 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Yellowstone

A decent amount of annuals have died out front. The Ilex hedge, Viburnum, and monument look good.

Item 2

Assigned To Yellowstone

A patch of the new turf has burnt out on the back side of the monument but should recover. The dead portions of the Ilex hedge need to be pruned out.

Item 3

Assigned To Yellowstone

Bottlebrush, Magnolias, Palms, Japanese Blueberries, and Oaks all look good along Citrus Park Dr.

Item 4

Assigned To Yellowstone

Trenches have been cut behind the Landscaping for Irrigation or other buried lines.

Item 5

Assigned To Yellowstone

The annuals and Landscaping in front of the gate looks good.

Item 6

Assigned To Yellowstone

The new sod across from the keypad is starting to grow back a little bit.

Item 7

Assigned To Cypress Creek Aquatics

Pond 15 is very low and a decent amount of trash has emerged.

Item 8

Assigned To Yellowstone

The island on Greensleeve Ave looks good.

Item 9

Assigned To Cypress Creek Aquatics

Pond 13 looks good.

Item 10

Assigned To Yellowstone

One of the new Crape Myrtles has died along the wall and needs to be replaced.

Item 11

Assigned To Yellowstone

Some of the annuals have died off in the median at Mandolin Estates. The Podocarpus hedge, Crotons, Magnolia, and Jack Frost Ligustrum all look good.

Item 12

Assigned To Yellowstone

More annuals have died out in front of the monument. The monument and hedges look good.

Item 13

Assigned To Yellowstone

Some hotspots in the new turf are starting to fill in.

Item 14

Assigned To Cypress Creek Aquatics

Some trash and alligator weed in pond 12.

Item 15

Assigned To Yellowstone

Most of the annuals have died out in front of the gate.

Item 16

Assigned To Cypress Creek Aquatics

Pond 11 looks good.

Item 17

Assigned To Yellowstone

Conservation area needs to be cut back from the sidewalk on Minaret Drive.

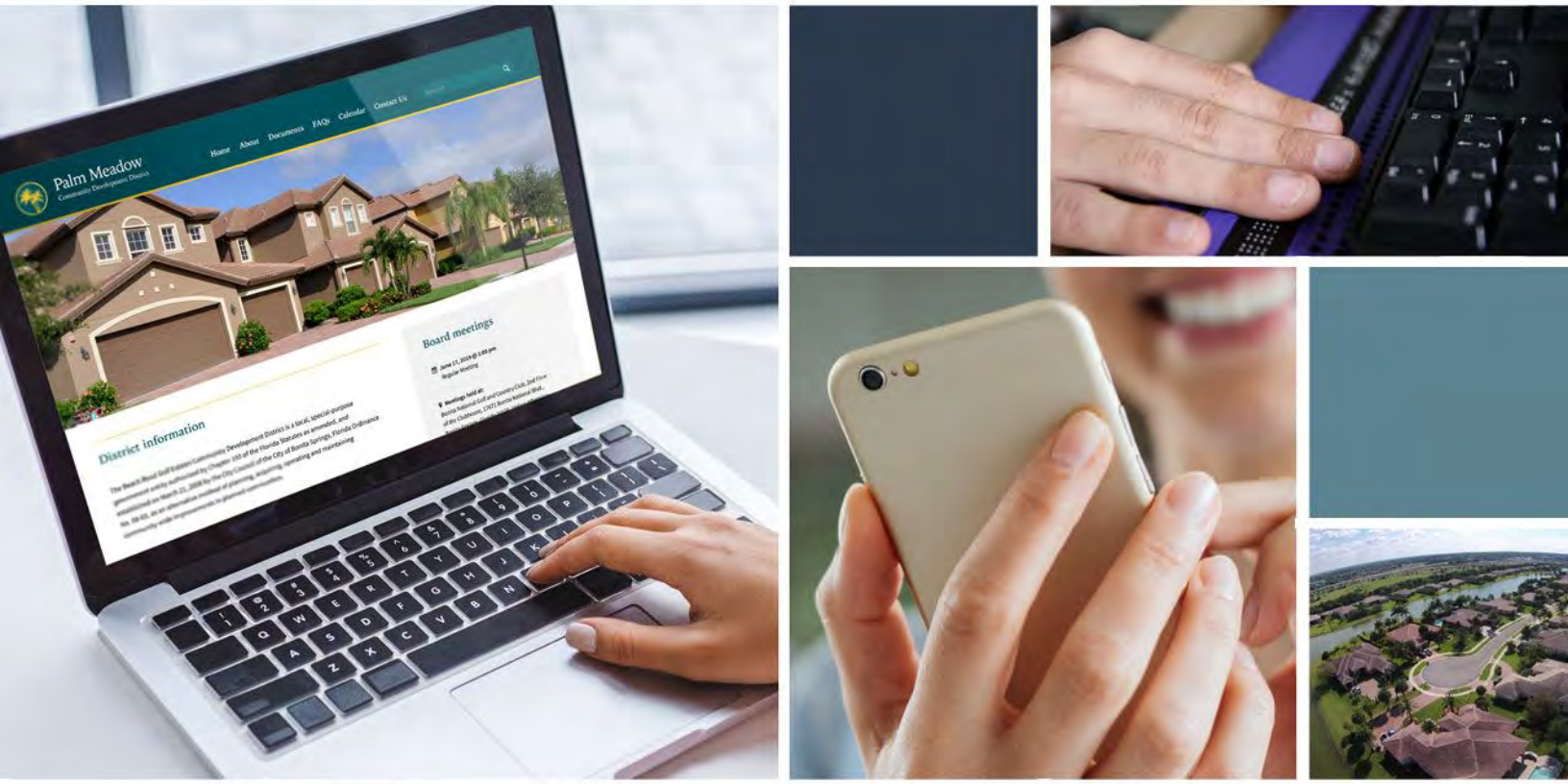
Item 18

Assigned To Yellowstone

Small amount of Filamentous Algae in pond 9.

Fourth Order of Business

4A



Keeping your community informed.

And you compliant.

Park Place Community Development District

Proposal date: 05 / 23 / 2024
Proposal ID: N6DMR-ZS637-FBV8L-KC7TD

Ted Saul
Director - Digital Communication
Certified Specialist

SchoolNow

Pricing

Effective date: 10 / 01 / 2024

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for unlimited pages of remediation	1	1512.30

Annual ongoing services	Quantity	Subtotal
Website services • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections	1	615
Ongoing PDF Accessibility Compliance Service • Remediation of all PDFs stored on your website • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard	Unlimited	937.50

**Maximum PDF pages per 12 month period*

Total: $3,064.80

Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

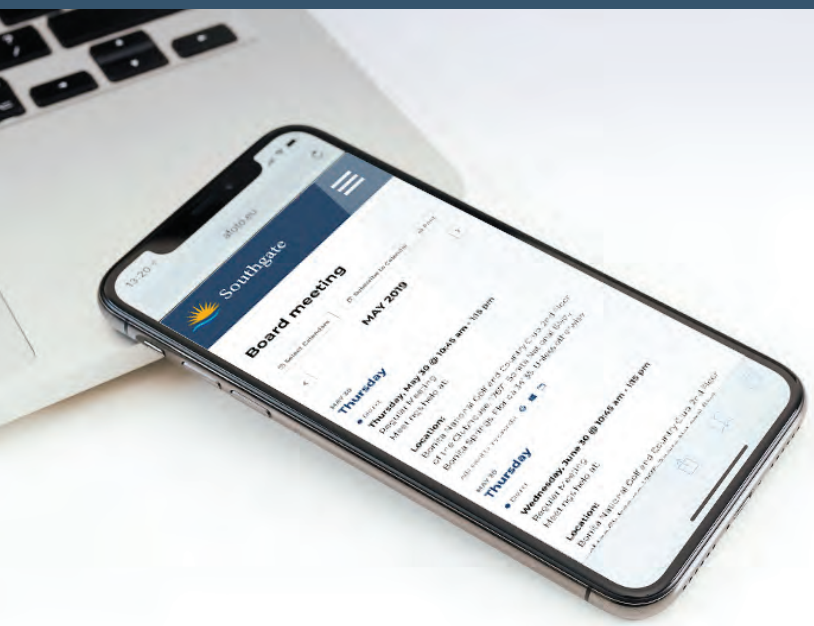
Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts

- **Easy-to-update website, hosting and support**
- **Worry-free ADA-compliance, auditing and full reporting**
- **Meets Florida statutes and federal laws**
- **Save CDD board time and money**

SchoolNow



Keeping your community informed and compliant.

Accessibility Compliance
with Campus Suite

We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.
Each page of your website will have our official certification of a website that meets the required accessibility standards.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes

SchoolNow

A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..

W3C® WCAG 2.0

Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?
Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between $1.05 per page to $1.75 per page.

What does the PDF scan and remediation process look like?
You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?
Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?
For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?
We follow WCAG AA 2.1 guidelines

Are there any hidden fees?
No.

How long does it take to build the website?
It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?
Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc…

Do your sites offer a calendar?
Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
    1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
    2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
    3. Display an ADA compliance shield, seal, or certification;
    4. Provide options to create a CDD-branded design (colors, logo, etc…)
    5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
    6. Be free of any commercial advertising;
    7. Be free of any known spyware, virus, or malware;
    8. Secure certification (https)
    9. Secure cloud hosting with fail-overs
    10. Allow for data backups, and record retention as required by law;
    11. Allow for the display a calendar, reservation request form, and newsletter;
    12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
    13. Remediate unlimited pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District's website.
3. **Maintenance and Management of the Website.**
    1. Contractor will manage and maintain the website;
    2. Remediate in an ADA compliant format new documents (a not to exceed unlimited pages per year) uploaded by the District Manager to the document portal;*
        1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
    3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;

4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**
    1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
    2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
    3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.**Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this "Agreement") is entered into as of 10 / 01 / 2024, between the Park Place Community Development District, whose mailing address is 11740 Casa Lago Ln, Tampa, FL 33626 (the "District") and Innersync Studio, LLC., an Ohio limited liability company (d/b/a SchoolNow), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the "Contractor").

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the "ADA"). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the "Statement of Work" attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed $50 to the District.
iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of 1512.30 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.

b. Starting on October 1, 2019 the District agrees to compensate the Contractor $1,552.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise

violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than $1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount

of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 N. UNIVERSITY DR. STE 702, CORAL SPRINGS, FL. 33071.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in

writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC. _____ Steve Williams Date VP of Marketing	Park Place _____ Print name Date _____

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
    1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
    2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
    3. Display an ADA compliance shield, seal, or certification;
    4. Provide options to create a CDD-branded design (colors, logo, etc…)
    5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
    6. Be free of any commercial advertising;
    7. Be free of any known spyware, virus, or malware;
    8. Secure certification (https)
    9. Secure cloud hosting with fail-overs
    10. Allow for data backups, and record retention as required by law;
    11. Allow for the display a calendar, reservation request form, and newsletter;
    12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
    13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District's website.
3. **Maintenance and Management of the Website.**
    1. Contractor will manage and maintain the website;
    2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
        1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
    3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
    4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**
    1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
    2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
    3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.**

    Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

EXHIBIT A

4B

Proposal #: 430440
Date: 6/4/2024
From: Seth Mendoza

Landscape Enhancement Proposal for
Park Place CDD

Eric Davidson
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
eric.davidson[redacted]corp.com

LOCATION OF PROPERTY

11740 Casa Lago Ln
Westchase, FL 33607

Replacement Sod

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
st aug sod	3,479	$1.35	$4,696.65

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Park Place CDD

Subtotal	**$4,696.65**
Sales Tax	**$0.00**
Proposal Total	**$4,696.65**

THIS IS NOT AN INVOICE

Project 6/4/24, 2:24 PM

Tuesday, June 4, 2024

5 Observations Identified

Observation 1

Observation 2

Observation 3

Observation 4

Observation 5

Seth Mendoza
Yellowstone Landscape

4C.

Park Place Community Development

April 25, 2024 • Tampa, FL

RESERVE STUDY

RESERVE™ ADVISORS

Long-term thinking. Everyday commitment.

RESERVE ADVISORS
Long-term thinking. Everyday commitment.

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

Park Place Community Development District
Tampa, Florida

Dear Board of Directors of Park Place Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Park Place Community Development District in Tampa, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, April 25, 2024.

This *Reserve Study exceeds* the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Park Place Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on May 31, 2024 by

Reserve Advisors, LLC

Visual Inspection and Report by: Marie C. Kellum, Engineer
Review by: Tamara S. Samhouri, RS[1], Quality Assurance Engineer
Alan M. Ebert, RS, PRA[2], Director of Quality Assurance

1 RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.
2 PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at http://www.apra-usa.com.

RESERVE™ ADVISORS

Long-term thinking. Everyday commitment.

NEW TO RESERVE STUDIES?

ACCESS OUR QUICK START GUIDE

Table of Contents

1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Park Place Community Development District (Park Place)
Location: Tampa, Florida
Reference: 151788

Property Basics: Park Place Community Development District is a planned unit development which is responsible for the common elements shared by 969 single family homes and units. The common elements of the District were built from 1999 to 2005.

Reserve Components Identified: Park Place uses multiple cost centers. We identify the following number of Reserve Components per cost center

- ***Highland Park Expenditures:*** 29 Reserve Components
- ***Windsor Mandolin Expenditures:*** 18 Reserve Components

Inspection Date: April 25, 2024. We conducted previous inspections in 2015 and 2019.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures.

- ***Highland Park***: Our recommended Cash Flow Funding Plan recognizes these threshold funding years in 2028 due to the replacement of the masonry pavers, in 2032 due to the repaving of the asphalt pavement streets, and in 2052 due to the repaving of the asphalt pavement streets.
- ***Windsor Mandolin***: Our recommended Cash Flow Funding Plan recognizes these threshold funding years in 2028 due to the repaving of the asphalt pavement streets and in 2048 due to the repaving of the asphalt pavement streets.

Methodology:
We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.0% anticipated annual rate of return on invested reserves
- 3.5% future Inflation Rate for estimating Future Replacement Costs

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the ***Reserve Expenditures*** tables and include a ***Five-Year Outlook*** table following the ***Reserve Funding Plan*** in section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- ***Highland Park Priority Projects:***
  - Replacement of the light poles and fixtures.
  - Replacement of the masonry pavers.
  - Inspections and repairs to the precast concrete perimeter walls.
  - Replacement of the playground equipment.
- ***Windsor Mandolin Priority Projects:***
  - Repaving the asphalt pavement streets.
  - Replacement of the gates and operators.
  - Erosion control to the ponds.

Highland Park Cost Center

Unaudited Cash Status of Reserve Fund:

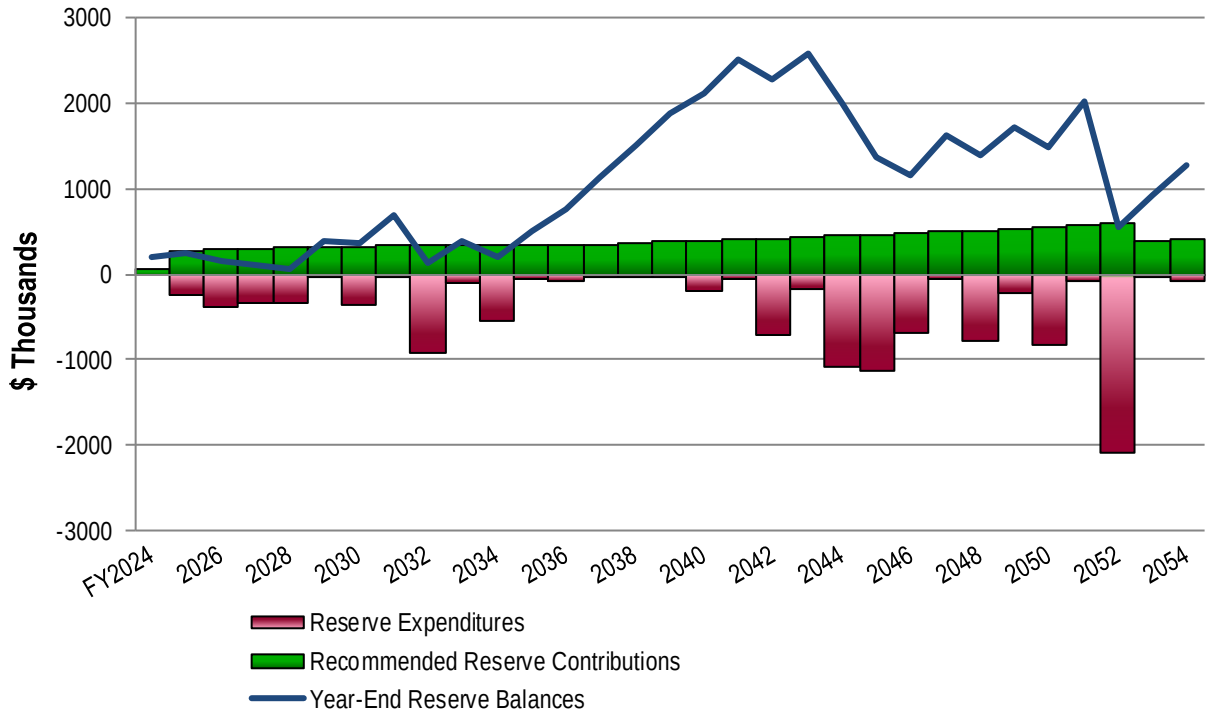
- $153,429 as of May 6, 2024
- 2024 Fiscal Year is from October 1, 2023 to September 30, 2024
- 2024 budgeted Reserve Contributions of $52,902
- A potential deficit in reserves might occur by 2026 based upon the most recent annual reserve contribution of $52,902 and the identified Reserve Expenditures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase to $275,500 in 2025
- Inflationary increases from 2026 through 2032
- Stable contributions of $350,600 from 2033 through 2037
- Inflationary increases from 2038 through 2052
- Decrease to $390,000 by 2053 due to fully funding for repaving of the asphalt pavement streets
- Inflationary increases thereafter through 2054, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of $222,598 represents an average annual increase of $229.72 per owner and about a seventy-seven percent (77.2%) adjustment in the 2024 total Operating Budget of $288,519.
- Our revised findings reflect both external market and internal property changes. The result is an overall increase in the recommended Reserve Funding Plan since our last Reserve Study on April 16, 2019. The overall increase relates primarily to lower than anticipated budgeted reserve contributions.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2025	275,500	245,052	2035	350,600	498,499	2045	461,700	1,360,299
2026	285,100	155,654	2036	350,600	769,554	2046	477,900	1,166,210
2027	295,100	109,561	2037	350,600	1,123,256	2047	494,600	1,634,178
2028	305,400	69,088	2038	362,900	1,495,901	2048	511,900	1,391,599
2029	316,100	377,735	2039	375,600	1,888,253	2049	529,800	1,725,388
2030	327,200	362,218	2040	388,700	2,119,217	2050	548,300	1,487,917
2031	338,700	698,700	2041	402,300	2,514,724	2051	567,500	2,008,007
2032	350,600	139,247	2042	416,400	2,265,221	2052	587,400	543,700
2033	350,600	383,070	2043	431,000	2,580,788	2053	390,000	921,084
2034	350,600	203,378	2044	446,100	1,988,981	2054	403,700	1,277,392



Windsor Mandolin Cost Center

Unaudited Cash Status of Reserve Fund:

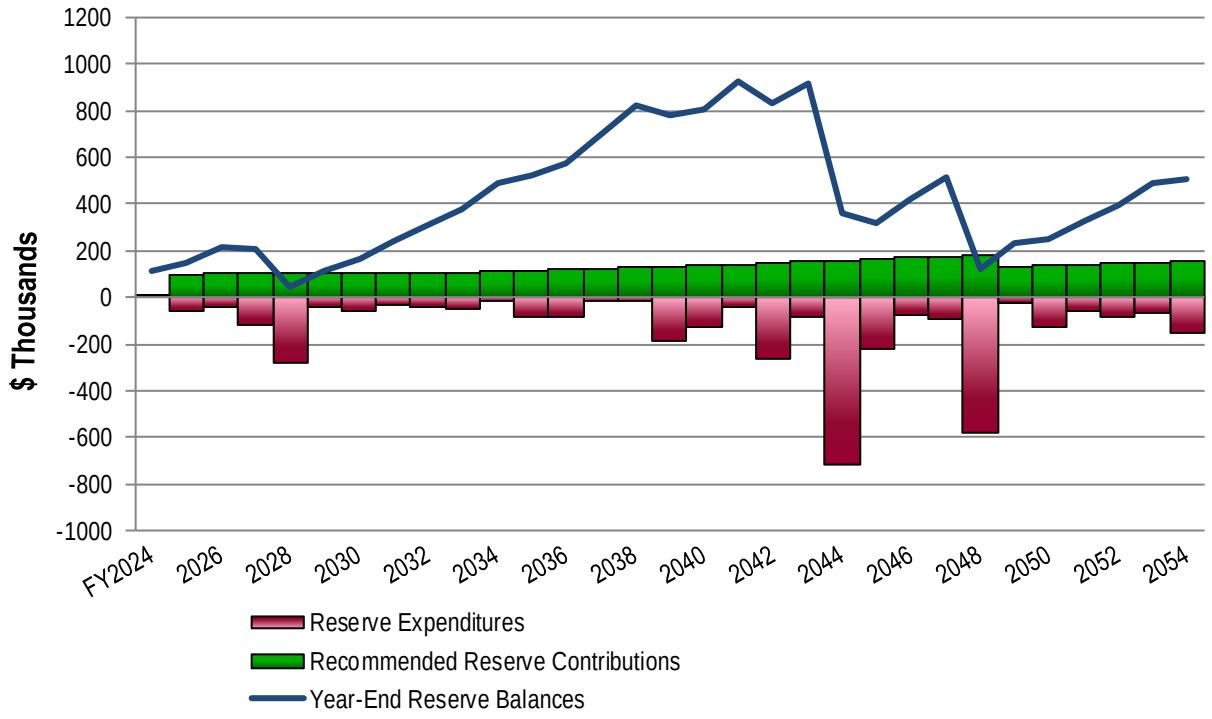
- $97,974 as of May 6, 2024
- 2024 Fiscal Year is from October 1, 2023 to September 30, 2024
- 2024 budgeted Reserve Contributions of $13,000
- A potential deficit in reserves might occur by 2027 based upon the most recent annual reserve contribution of $13,000 and the identified Reserve Expenditures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase to $98,000 in 2025
- Inflationary increases from 2026 through 2028
- Stable contributions of $108,600 from 2029 through 2033
- Inflationary increases from 2034 through 2048
- Decrease to $130,000 by 2049 due to fully funding for repaving of the asphalt pavement streets
- Inflationary increases thereafter through 2054, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of $85,000 represents an average annual increase of $87.72 per owner and about a forty percent (39.5%) adjustment in the 2024 total Operating Budget of $215,224.
- Our revised findings reflect both external market and internal property changes. The result is an overall increase in the recommended Reserve Funding Plan since our last Reserve Study on April 16, 2019. The overall increase relates primarily to lower than anticipated reserve contributions.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2025	98,000	151,458	2035	116,300	527,764	2045	164,200	317,294
2026	101,400	219,467	2036	120,400	572,778	2046	169,900	420,750
2027	104,900	211,465	2037	124,600	694,284	2047	175,800	514,923
2028	108,600	43,437	2038	129,000	822,111	2048	182,000	120,819
2029	108,600	111,646	2039	133,500	782,587	2049	130,000	230,667
2030	108,600	160,792	2040	138,200	809,869	2050	134,600	246,322
2031	108,600	242,597	2041	143,000	926,630	2051	139,300	330,065
2032	108,600	313,911	2042	148,000	828,749	2052	144,200	396,302
2033	108,600	380,320	2043	153,200	914,231	2053	149,200	488,636
2034	112,400	487,203	2044	158,600	364,662	2054	154,400	502,660



2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Park Place Community Development District

Tampa, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, April 25, 2024.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property -** Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures -** Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan -** Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook -** Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail -** Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology -** Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions -** Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions -** Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY

Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Community Development District and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Park Place responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Park Place
Community Development District
Tampa, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than $4,500 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Clock Tower, Interim Capital Repairs
- Landscape
- Light Fixtures, Exteriors, Bus Stop and Rest Room Buildings
- Paint Finishes, Touch Up
- Pond, Aerators
- Rest Rooms, Paint Finishes
- Security System
- Signage, Letters, Highland Park Entrance Monument
- Signage, Paint Finishes, Entrance Monuments, Interim
- Walls, Masonry, Capital Repairs, Bus Stop and Rest Room Buildings
- Wood Soffits, Paint Finishes and Capital Repairs, Bus Stop and Rest Room Buildings

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Clock Tower, Replacement	Indeterminate	N/A
• Electrical Systems, Common	to 70+	N/A
• Foundations, Common	Indeterminate	N/A
• Pipes, Interior Building, Water and Sewer, Rest Room Building	to 70+	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Structural Frames, Common	Indeterminate	N/A
• Valves, Large Diameter	Indeterminate	N/A

Excluded Components

for
Park Place
Community Development District
Tampa, Florida

Owners Responsibility Components
Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.
• Homes and Lots

Others Responsibility Components
Certain items have been designated as the responsibility of Others to repair or replace.
• Boardwalks, Wood[1]
• Condominium and Apartment Buildings, Excluding Site Elements [2]
• Lakehouse [2]
• Lift Station [1]
• Playground and Basketball Court, Green Park Circle [2]
[1] County
[2] Individual Association

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
  - useful life
  - remaining useful life
- 2024 local cost of replacement
  - Per unit
  - Per phase
  - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your community development district, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Years 2024 to 2039

Highland Park

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Explanatory Notes:

1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2024 is Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Costs, $ Unit (2024)	Per Phase (2024)	Total (2024)	Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
				Property Site Elements																							
4.020	50,950	50,950	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	50,950	50,950	4.5%					58,466				52,146				76,989			
4.040	11,350	11,350	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2014-2015	2032	15 to 20	8	16.00	181,600	181,600	6.1%									239,133							
4.041	39,600	19,800	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024, Phased (Incl. Alleys)	2044	15 to 20	20 to 21	16.00	316,800	633,600	11.0%																
4.100	88	44	Each	Catch Basins, Inspections and Capital Repairs, Phased	2032	15 to 20	8 to 20	900.00	39,600	79,200	2.0%									52,146							
4.107	1	1	Allowance	Clock Tower, Capital Repairs	2025	to 15	1	5,500.00	5,500	5,500	0.1%		5,693														
4.110	45,900	3,830	Linear Feet	Concrete Curbs and Gutters, Partial	2032	to 65	8 to 30+	43.50	166,605	1,996,650	8.5%									219,387							
4.140	65,600	2,730	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	32,760	787,200	2.8%		33,907					40,270					47,829				
4.157	1,250	1,250	Square Feet	Docks, Wood, Decking and Structure Repairs	2048	to 15	24	25.00	31,250	31,250	0.6%																
4.158	1,250	1,250	Square Feet	Docks, Wood, Replacement	2033	to 30	9	46.00	57,500	57,500	0.7%										78,367						
4.200	520	520	Linear Feet	Fences, Aluminum	2027	to 25	3	39.00	20,280	20,280	0.7%				22,485												
4.240	850	850	Linear Feet	Fences, Steel, Paint Finishes	2027	6 to 8	3	11.00	9,350	9,350	0.4%				10,367												
4.245	850	850	Linear Feet	Fences, Steel, Replacement	2034	to 35	10	59.00	50,150	50,150	0.6%											70,742					
4.301	1	1	Allowance	Fountain, Renovations	2026	10 to 15	2	10,000.00	10,000	10,000	0.2%			10,712													
4.420	200,000	50,000	Square Feet	Irrigation System, Phased	2043	to 40+	19 to 28	1.50	75,000	300,000	5.8%																
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	4.6%		10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	16,753
4.560	105	105	Each	Light Poles and Fixtures, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	31,500	31,500	1.5%			33,744													
4.561	105	105	Each	Light Poles and Fixtures, Replacement	2034	to 30	10	2,300.00	241,500	241,500	2.9%											340,660					
4.620	121,000	30,250	Square Feet	Pavers, Masonry, Phased	2026	15 to 20	2 to 8	8.00	242,000	968,000	29.7%			259,236		277,701		297,480		318,668							
4.630	4,780	4,780	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2027	12 to 15	3	19.00	90,820	90,820	2.3%				100,694												
4.640	4,880	4,880	Square Feet	Perimeter Walls, Stucco, Inspections and Capital Repairs	2026	5 to 7	2	3.00	14,640	14,640	1.2%			15,683							19,953						
4.660	1	1	Allowance	Playground Equipment	2025	15 to 20	1	186,000.00	186,000	186,000	5.0%		192,510														
4.710	20,290	3,045	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	59.00	179,655	1,197,110	4.6%				199,187												
4.800	1,800	1,800	Square Feet	Shade Structure, Canvas	2032	8 to 10	8	10.00	18,000	18,000	0.6%									23,703							
4.801	1,800	1,800	Square Feet	Shade Structure, Total Replacement	2042	15 to 20	18	30.00	54,000	54,000	0.9%																
4.810	60	60	Each	Signage, Street and Traffic, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	18,000	18,000	0.8%			19,282													
4.811	60	60	Each	Signage, Street and Traffic, Replacement	2034	15 to 20	10	1,200.00	72,000	72,000	0.9%											101,563					
				Building Elements																							
5.080	4	4	Each	Doors, Highland Park	2034	to 40	10	1,600.00	6,400	6,400	0.1%											9,028					
5.580	2	2	Each	Rest Rooms, Renovation	2049	to 25	25	5,500.00	11,000	11,000	0.2%																
5.600	14	14	Squares	Roofs, Metal and Concrete Tile	2026	to 25	2	1,600.00	22,400	22,400	0.7%			23,995													
		1	Allowance	Reserve Study Update with Site Visit	2026	to 2	2	5,100.00	5,100	5,100	0.0%			5,100													
				Anticipated Expenditures, By Year ($11,625,486 over 30 years)								0	242,459	378,465	343,819	347,642	11,877	350,043	12,723	918,349	111,948	536,098	62,428	92,100	15,640	16,187	16,753

Highland Park

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Costs, $ Unit (2024)	Per Phase (2024)	Total (2024)	Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
				Property Site Elements																						
4.020	50,950	50,950	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	50,950	50,950	4.5%	88,347				22,584				116,336				103,759		
4.040	11,350	11,350	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2014-2015	2032	15 to 20	8	16.00	181,600	181,600	6.1%													475,823		
4.041	39,600	19,800	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024, Phased (Incl. Alleys)	2044	15 to 20	20 to 21	16.00	316,800	633,600	11.0%					630,365	652,428									
4.100	88	44	Each	Catch Basins, Inspections and Capital Repairs, Phased	2032	15 to 20	8 to 20	900.00	39,600	79,200	2.0%					78,796								103,759		
4.107	1	1	Allowance	Clock Tower, Capital Repairs	2025	to 15	1	5,500.00	5,500	5,500	0.1%	9,537														
4.110	45,900	3,830	Linear Feet	Concrete Curbs and Gutters, Partial	2032	to 65	8 to 30+	43.50	166,605	1,996,650	8.5%					331,509								436,534		
4.140	65,600	2,730	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	32,760	787,200	2.8%	56,805					67,467					80,130				
4.157	1,250	1,250	Square Feet	Docks, Wood, Decking and Structure Repairs	2048	to 15	24	25.00	31,250	31,250	0.6%									71,354						
4.158	1,250	1,250	Square Feet	Docks, Wood, Replacement	2033	to 30	9	46.00	57,500	57,500	0.7%															
4.200	520	520	Linear Feet	Fences, Aluminum	2027	to 25	3	39.00	20,280	20,280	0.7%													53,137		
4.240	850	850	Linear Feet	Fences, Steel, Paint Finishes	2027	6 to 8	3	11.00	9,350	9,350	0.4%		16,780							21,349						
4.245	850	850	Linear Feet	Fences, Steel, Replacement	2034	to 35	10	59.00	50,150	50,150	0.6%															
4.301	1	1	Allowance	Fountain, Renovations	2026	10 to 15	2	10,000.00	10,000	10,000	0.2%		17,947													
4.420	200,000	50,000	Square Feet	Irrigation System, Phased	2043	to 40+	19 to 28	1.50	75,000	300,000	5.8%				144,188			159,863			177,243			196,513		
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	4.6%	17,340	17,947	18,575	19,225	19,898	20,594	21,315	22,061	22,833	23,632	24,460	25,316	26,202	27,119	28,068
4.560	105	105	Each	Light Poles and Fixtures, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	31,500	31,500	1.5%			58,511								77,048				
4.561	105	105	Each	Light Poles and Fixtures, Replacement	2034	to 30	10	2,300.00	241,500	241,500	2.9%															
4.620	121,000	30,250	Square Feet	Pavers, Masonry, Phased	2026	15 to 20	2 to 8	8.00	242,000	968,000	29.7%							515,826		552,565		591,922		634,082		
4.630	4,780	4,780	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2027	12 to 15	3	19.00	90,820	90,820	2.3%			168,697												
4.640	4,880	4,880	Square Feet	Perimeter Walls, Stucco, Inspections and Capital Repairs	2026	5 to 7	2	3.00	14,640	14,640	1.2%	25,386							32,298							41,091
4.660	1	1	Allowance	Playground Equipment	2025	15 to 20	1	186,000.00	186,000	186,000	5.0%						383,054									
4.710	20,290	3,045	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	59.00	179,655	1,197,110	4.6%			333,707												
4.800	1,800	1,800	Square Feet	Shade Structure, Canvas	2032	8 to 10	8	10.00	18,000	18,000	0.6%													47,163		
4.801	1,800	1,800	Square Feet	Shade Structure, Total Replacement	2042	15 to 20	18	30.00	54,000	54,000	0.9%			100,304												
4.810	60	60	Each	Signage, Street and Traffic, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	18,000	18,000	0.8%			33,435								44,027				
4.811	60	60	Each	Signage, Street and Traffic, Replacement	2034	15 to 20	10	1,200.00	72,000	72,000	0.9%															
				Building Elements																						
5.080	4	4	Each	Doors, Highland Park	2034	to 40	10	1,600.00	6,400	6,400	0.1%															
5.580	2	2	Each	Rest Rooms, Renovation	2049	to 25	25	5,500.00	11,000	11,000	0.2%										25,996					
5.600	14	14	Squares	Roofs, Metal and Concrete Tile	2026	to 25	2	1,600.00	22,400	22,400	0.7%												56,707			
		1	Allowance	Reserve Study Update with Site Visit	2026	to 2	2	5,100.00	5,100	5,100	0.0%															
				Anticipated Expenditures, By Year ($11,625,486 over 30 years)								197,414	52,674	713,229	163,413	1,083,152	1,123,543	697,004	54,359	784,438	226,872	817,586	82,023	2,076,971	27,119	69,159

RESERVE FUNDING PLAN

Highland Park

CASH FLOW ANALYSIS

Park Place

Community Development District

Tampa, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	*(Note 1)*	153,429	207,530	245,052	155,654	109,561	69,088	377,735	362,218	698,700	139,247	383,070	203,378	498,499	769,554	1,123,256	1,495,901
Total Recommended Reserve Contributions	*(Note 2)*	52,902	275,500	285,100	295,100	305,400	316,100	327,200	338,700	350,600	350,600	350,600	350,600	350,600	350,600	362,900	375,600
Estimated Interest Earned, During Year	*(Note 3)*	1,199	4,481	3,967	2,626	1,769	4,424	7,326	10,504	8,297	5,171	5,806	6,949	12,555	18,741	25,932	33,506
Anticipated Expenditures, By Year		0	(242,459)	(378,465)	(343,819)	(347,642)	(11,877)	(350,043)	(12,723)	(918,349)	(111,948)	(536,098)	(62,428)	(92,100)	(15,640)	(16,187)	(16,753)
Anticipated Reserves at Year End		$207,530	$245,052	$155,654	$109,561	$69,088	$377,735	$362,218	$698,700	$139,247	$383,070	$203,378	$498,499	$769,554	$1,123,256	$1,495,901	$1,888,253
						(NOTE 5)				*(NOTE 5)*							
Predicted Reserves based on 2024 funding level of:	$52,902	207,530	20,228	(308,186)	(608,176)												

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	1,888,253	2,119,217	2,514,724	2,265,221	2,580,788	1,988,981	1,360,299	1,166,210	1,634,178	1,391,599	1,725,388	1,487,917	2,008,007	543,700	921,084
Total Recommended Reserve Contributions	388,700	402,300	416,400	431,000	446,100	461,700	477,900	494,600	511,900	529,800	548,300	567,500	587,400	390,000	403,700
Estimated Interest Earned, During Year	39,678	45,881	47,326	47,980	45,245	33,161	25,015	27,727	29,958	30,861	31,815	34,613	25,264	14,503	21,767
Anticipated Expenditures, By Year	(197,414)	(52,674)	(713,229)	(163,413)	(1,083,152)	(1,123,543)	(697,004)	(54,359)	(784,438)	(226,872)	(817,586)	(82,023)	(2,076,971)	(27,119)	(69,159)
Anticipated Reserves at Year End	$2,119,217	$2,514,724	$2,265,221	$2,580,788	$1,988,981	$1,360,299	$1,166,210	$1,634,178	$1,391,599	$1,725,388	$1,487,917	$2,008,007	$543,700	$921,084	$1,277,392
													(NOTE 5)		*(NOTE 4)*

Explanatory Notes:

1) Year 2024 starting reserves are as of May 6, 2024; FY2024 starts October 1, 2023 and ends September 30, 2024.
2) Reserve Contributions for 2024 are budgeted; 2025 is the first year of recommended contributions.
3) 2.0% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
4) Accumulated year 2054 ending reserves consider the need to fund for repaving of the asphalt pavement streets shortly after 2054, and the age, size, overall condition and complexity of the property.
5) Threshold Funding Years (reserve balance at critical point).

Highland Park
FIVE-YEAR OUTLOOK

Park Place
Community Development District
Tampa, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
	Property Site Elements						
4.020	Asphalt Pavement, Patch Repairs					58,466	
4.107	Clock Tower, Capital Repairs		5,693				
4.140	Concrete Sidewalks, Partial		33,907				
4.200	Fences, Aluminum				22,485		
4.240	Fences, Steel, Paint Finishes				10,367		
4.301	Fountain, Renovations			10,712			
4.500	Landscape, Partial Replacements		10,350	10,712	11,087	11,475	11,877
4.560	Light Poles and Fixtures, Paint Finishes and Capital Repairs			33,744			
4.620	Pavers, Masonry, Phased			259,236		277,701	
4.630	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs				100,694		
4.640	Perimeter Walls, Stucco, Inspections and Capital Repairs			15,683			
4.660	Playground Equipment		192,510				
4.710	Ponds, Erosion Control, Partial				199,187		
4.810	Signage, Street and Traffic, Paint Finishes and Capital Repairs			19,282			
	Building Elements						
5.600	Roofs, Metal and Concrete Tile			23,995			
	Reserve Study Update with Site Visit			5,100			
	Anticipated Expenditures, By Year ($11,625,486 over 30 years)	0	242,459	378,465	343,819	347,642	11,877

Windsor Mandolin

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Years 2024 to 2039

Explanatory Notes:

1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2024 is Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Costs, $ Unit (2024)	Per Phase (2024)	Total (2024)	Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
				Property Site Elements																							
6.020	22,500	22,500	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	22,500	22,500	5.9%					16,696				29,628				33,999			
6.040	7,950	7,950	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Original	2028	15 to 20	4	16.00	127,200	127,200	11.4%					145,965											
6.041	14,550	14,550	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024	2044	15 to 20	20	16.00	232,800	232,800	12.1%																
6.100	40	20	Each	Catch Basins, Inspections and Capital Repairs, Phased	2028	15 to 20	4 to 20	900.00	18,000	36,000	2.5%					20,655											
6.110	20,300	1,690	Linear Feet	Concrete Curbs and Gutters, Partial	2028	to 65	4 to 30+	43.50	73,515	883,050	10.4%					84,360											
6.140	81,000	3,380	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	40,560	972,000	10.5%		41,980					49,859					59,216				
6.310	2	2	Each	Gate Entry System	2033	10 to 15	9	5,900.00	11,800	11,800	1.1%										16,082						
6.320	2	2	Each	Gate Operators, 2010	2025	to 10	1	4,100.00	8,200	8,200	1.0%		8,487										11,972				
6.321	6	6	Each	Gate Operators, 2016	2026	to 10	2	4,100.00	24,600	24,600	3.0%			26,352										37,172			
6.330	4	4	Each	Gates	2027	to 20	3	7,800.00	31,200	31,200	2.7%				34,592												
6.420	94,500	31,500	Square Feet	Irrigation System, Phased	2039	to 40+	15 to 21	1.50	47,250	141,750	6.9%																79,160
6.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	13.9%		10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	16,753
6.560	11	11	Each	Light Poles and Fixtures	2029	to 25	5	2,300.00	25,300	25,300	0.8%						30,048										
6.640	2,290	2,290	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2039	12 to 15	15	19.00	43,510	43,510	5.1%																72,894
6.700	4	2	Each	Pond, Aerators, Phased	2031	10 to 15	7 to 9	7,100.00	14,200	28,400	4.3%								18,066		19,353						
6.710	8,260	1,240	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	52.00	64,480	429,520	5.0%				71,490												
6.800	3	1	Allowance	Signage, Entrance Monuments, Renovation, Phased	2042	15 to 20	18 to 20	20,000.00	20,000	60,000	3.0%																
6.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2039	15 to 20	15	12,000.00	12,000	12,000	0.5%																20,104
				Anticipated Expenditures, By Year ($3,841,925 over 30 years)								0	60,817	37,064	117,169	279,152	41,925	62,151	30,789	42,796	49,064	14,106	85,788	86,282	15,640	16,187	188,912

Windsor Mandolin

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Years 2040 to 2054

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Remaining	Unit (2024)	Costs, $ Per Phase (2024)	Total (2024)	Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
				Property Site Elements																						
6.020	22,500	22,500	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	22,500	22,500	5.9%	39,015				15,819				33,222				58,954		
6.040	7,950	7,950	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Original	2028	15 to 20	4	16.00	127,200	127,200	11.4%									290,439						
6.041	14,550	14,550	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024	2044	15 to 20	20	16.00	232,800	232,800	12.1%					463,223										
6.100	40	20	Each	Catch Basins, Inspections and Capital Repairs, Phased	2028	15 to 20	4 to 20	900.00	18,000	36,000	2.5%					35,816				41,100						
6.110	20,300	1,690	Linear Feet	Concrete Curbs and Gutters, Partial	2028	to 65	4 to 30+	43.50	73,515	883,050	10.4%					146,279				167,859						
6.140	81,000	3,380	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	40,560	972,000	10.5%	70,330					83,531					99,208				
6.310	2	2	Each	Gate Entry System	2033	10 to 15	9	5,900.00	11,800	11,800	1.1%									26,943						
6.320	2	2	Each	Gate Operators, 2010	2025	to 10	1	4,100.00	8,200	8,200	1.0%						16,887									
6.321	6	6	Each	Gate Operators, 2016	2026	to 10	2	4,100.00	24,600	24,600	3.0%							52,435								
6.330	4	4	Each	Gates	2027	to 20	3	7,800.00	31,200	31,200	2.7%								68,831							
6.420	94,500	31,500	Square Feet	Irrigation System, Phased	2039	to 40+	15 to 21	1.50	47,250	141,750	6.9%			87,766			97,308									
6.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	13.9%	17,340	17,947	18,575	19,225	19,898	20,594	21,315	22,061	22,833	23,632	24,460	25,316	26,202	27,119	28,068
6.560	11	11	Each	Light Poles and Fixtures	2029	to 25	5	2,300.00	25,300	25,300	0.8%															
6.640	2,290	2,290	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2039	12 to 15	15	19.00	43,510	43,510	5.1%															122,124
6.700	4	2	Each	Pond, Aerators, Phased	2031	10 to 15	7 to 9	7,100.00	14,200	28,400	4.3%		25,484		27,300								35,948		38,509	
6.710	8,260	1,240	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	52.00	64,480	429,520	5.0%			119,771												
6.800	3	1	Allowance	Signage, Entrance Monuments, Renovation, Phased	2042	15 to 20	18 to 20	20,000.00	20,000	60,000	3.0%			37,150	38,450	39,796										
6.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2039	15 to 20	15	12,000.00	12,000	12,000	0.5%															
				Anticipated Expenditures, By Year ($3,841,925 over 30 years)								126,685	43,431	263,262	84,975	720,831	218,320	73,750	90,892	582,397	23,632	123,668	61,264	85,156	65,627	150,192

RESERVE FUNDING PLAN

Windsor Mandolin

CASH FLOW ANALYSIS

Park Place

Community Development District

Tampa, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	*(Note 1)*	97,974	111,670	151,458	219,467	211,465	43,437	111,646	160,792	242,597	313,911	380,320	487,203	527,764	572,778	694,284	822,111
Total Recommended Reserve Contributions	*(Note 2)*	13,000	98,000	101,400	104,900	108,600	108,600	108,600	108,600	108,600	108,600	112,400	116,300	120,400	124,600	129,000	133,500
Estimated Interest Earned, During Year	*(Note 3)*	696	2,605	3,673	4,267	2,524	1,535	2,697	3,994	5,510	6,874	8,589	10,049	10,896	12,545	15,014	15,888
Anticipated Expenditures, By Year		0	(60,817)	(37,064)	(117,169)	(279,152)	(41,925)	(62,151)	(30,789)	(42,796)	(49,064)	(14,106)	(85,788)	(86,282)	(15,640)	(16,187)	(188,912)
Anticipated Reserves at Year End		$111,670	$151,458	$219,467	$211,465	$43,437	$111,646	$160,792	$242,597	$313,911	$380,320	$487,203	$527,764	$572,778	$694,284	$822,111	$782,587
						(NOTE 5)											
Predicted Reserves based on 2024 funding level of:	$13,000	111,670	65,608	42,616	(61,742)	(331,790)											

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	782,587	809,869	926,630	828,749	914,231	364,662	317,294	420,750	514,923	120,819	230,667	246,322	330,065	396,302	488,636
Total Recommended Reserve Contributions	138,200	143,000	148,000	153,200	158,600	164,200	169,900	175,800	182,000	130,000	134,600	139,300	144,200	149,200	154,400
Estimated Interest Earned, During Year	15,767	17,193	17,380	17,257	12,662	6,752	7,307	9,264	6,294	3,480	4,723	5,707	7,192	8,762	9,815
Anticipated Expenditures, By Year	(126,685)	(43,431)	(263,262)	(84,975)	(720,831)	(218,320)	(73,750)	(90,892)	(582,397)	(23,632)	(123,668)	(61,264)	(85,156)	(65,627)	(150,192)
Anticipated Reserves at Year End	$809,869	$926,630	$828,749	$914,231	$364,662	$317,294	$420,750	$514,923	$120,819	$230,667	$246,322	$330,065	$396,302	$488,636	$502,660
									(NOTE 5)						*(NOTE 4)*

Explanatory Notes:

1) Year 2024 starting reserves are as of May 6, 2024; FY2024 starts October 1, 2023 and ends September 30, 2024.
2) Reserve Contributions for 2024 are budgeted; 2025 is the first year of recommended contributions.
3) 2.0% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
4) Accumulated year 2054 ending reserves consider the need to fund for repaving of the asphalt pavement streets shortly after 2054, and the age, size, overall condition and complexity of the property.
5) Threshold Funding Years (reserve balance at critical point).

*Refer to the Reserve Expenditures pages for the full list of reserve elements

Windsor Mandolin

FIVE-YEAR OUTLOOK

Park Place
Community Development District
Tampa, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
	Property Site Elements						
6.020	Asphalt Pavement, Patch Repairs					16,696	
6.040	Asphalt Pavement, Mill and Overlay, Streets, Original					145,965	
6.100	Catch Basins, Inspections and Capital Repairs, Phased					20,655	
6.110	Concrete Curbs and Gutters, Partial					84,360	
6.140	Concrete Sidewalks, Partial		41,980				
6.320	Gate Operators, 2010		8,487				
6.321	Gate Operators, 2016			26,352			
6.330	Gates				34,592		
6.500	Landscape, Partial Replacements		10,350	10,712	11,087	11,475	11,877
6.560	Light Poles and Fixtures						30,048
6.710	Ponds, Erosion Control, Partial				71,490		
	Anticipated Expenditures, By Year ($3,841,925 over 30 years)	0	60,817	37,064	117,169	279,152	41,925

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service*.

Highland Park Elements

Property Site Elements

Asphalt Pavement, Repaving

Line Items: 4.020, 4.040 and 4.041

Quantity and History: Approximately 11,350 square yards of pavement repaved from 2014 through 2015. Approximately 39,600 square yards of pavement repaved in 2024. The alleys were paved in 2019.

Condition: The streets paved in 2024 are good overall with no significant deterioration evident. The streets paved from 2014 to 2015 are in fair overall condition with periodic cracks and deterioration evident.

Pavement overview

Pavement overview

Pavement overview

Pavement cracks

Pavement overview

Pavement cracks

Pavement overview

Pavement cracks

Pavement overview

Pavement overview

Pavement overview

Pavement overview

Pavement overview

Pavement deterioration

Pavement cracks

Pavement overview

Pavement overview

Pavement overview

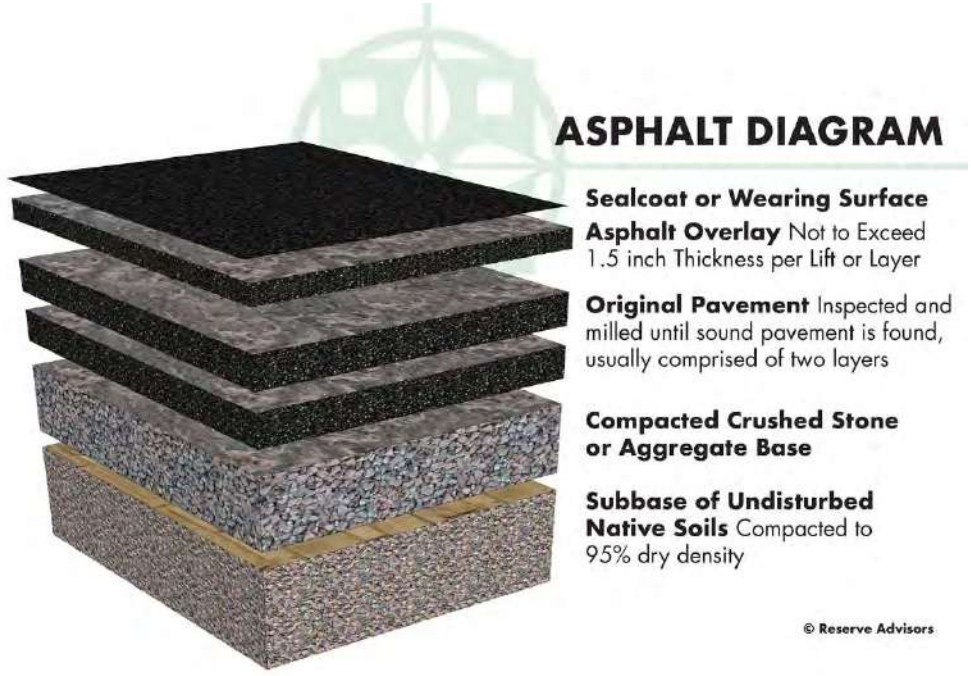
Pavement overview

Pavement overview

Useful Life: 15- to 20-years with the benefit of patch repairs events every three- to five-years

Component Detail Notes: Patch repairs are conducted at areas exhibiting settlement, potholes, or excessive cracking. These conditions typically occur near high traffic areas, catch basins, and pavement edges.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Park Place:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Park Place.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
    - Repair areas which could cause vehicular damage such as potholes
- As needed:
    - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%). We depict replacement in a phased manner. We depict repairs during a paving event as a partial quantity.

Catch Basins

Line Item: 4.100

Quantity: 88 catch basins[1] located throughout the community

History: Original; Management informs us that there is a catch basin on Canopy Drive that is settling and they are in the process of repairing through the operating budget.

Condition: Fair overall with settlement and collar damage evident.

Catch basin settlement

Catch basin

[1] We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.

Catch basin overview

Catch basin

Catch basin collar damage

Catch basin, note repair

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair any settlement and collar cracks
  - Ensure proper drainage and inlets are free of debris
  - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the Community Development District plan for inspections and capital repairs to the catch basins in conjunction with repaving. We depict inspections and repairs in a phased manner.

Clock Tower

Line Item: 4.107

Quantity: One each

History: Original

Condition: Good to fair overall with finish deterioration and rust evident.

Base of clock

Clock overview

Clock overview

Finish deterioration, note rust

Finish deterioration

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 45,900 linear feet

History and Condition: Fair overall with periodic cracks, spalled concrete and damage evident. Management informs us they replaced a large section of curbing in 2024.

Concrete curb and gutter

Concrete cracks

Concrete spalls

Concrete cracks

Concrete curb and gutter

Concrete curb and gutter

Concrete damage

Concrete curb and gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect and repair major cracks, spalls and trip hazards
    - Mark with orange safety paint prior to replacement or repair
    - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We estimate that up to 11,490 linear feet of curbs and gutters, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 65,600 square feet

Condition: Good to fair overall with periodic cracks, spalls and trip hazards evident.

Concrete sidewalk

Concrete sidewalk

Sidewalk cracks

Concrete sidewalk

Sidewalk cracks

Concrete sidewalk

Sidewalk trip hazard

Sidewalk spalls

Concrete sidewalk

Sidewalk trip hazard

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair major cracks, spalls and trip hazards
  - Mark with orange safety paint prior to replacement or repair
  - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We estimate that up to 16,380 square feet of concrete sidewalks, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Docks, Wood

Line Items: 4.157 and 4.158

Quantity: Approximately 1,250 square feet of wood docks

History: The deck boards and railings were replaced in 2018.

Condition: Good to fair overall with bowed boards, loose boards and wood deterioration evident.

Bowed board

Bowed railing, note wood deterioration

Dock overview

Dock overview

Loose board

Wood deterioration

Useful Life: Up to 30 years for complete replacement and up to 15 years for interim replacement of the decking and structure repairs

Component Detail Notes: The wood docks sit atop wood pilings. The height of the docks are manually adjustable at the piles to accommodate changes in water levels. Park Place should fund this activity through the operating budget when necessary.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our cost for repairs includes allowances for complete replacement of the decking and partial replacement of up to ten percent (10%) of the structure and pilings. Our estimate of cost includes an allowance for removal and disposal of the existing docks, and installation of new docks. Park Place should fund annual repairs to displaced pilings through the operating budget.

Fences, Aluminum

Line Item: 4.200

Quantity: Approximately 520 linear feet located on the corner of Ecclesia Lane and Casa Lago Lane next to the bus stop

History: Original

Condition: Fair overall with periodic finish deterioration and leaning sections evident.

Aluminum fence

Aluminum fence

Fence finish deterioration

Fence finish deterioration

Fence leaning section

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair loose fasteners or sections, and damage
  - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Fences, Steel

Line Items: 4.240 and 4.245

Quantity: Approximately 850 linear feet located around the playground on Canopy Drive

History:

- Fence: Original
- Paint finishes: The exact age was unavailable at the time of our inspection.

Condition: The fences are in good to fair overall condition and the protective finishes are in good to fair overall condition with periodic leaning sections, loose sections, finish deterioration and rust evident.

Steel fence

Fence leaning section

Loose section

Steel fence

Steel fence

Fence finish deterioration

Fence finish deterioration

Fence rust

Rust

Fence rust

Useful Life: Six- to eight- years for paint finishes and up to 35 years for replacement

Component Detail Notes: Steel components at grade and key structural connections are especially prone to failure if not thoroughly maintained. Secure and rust free fasteners

and connections will prevent premature deterioration. Preparation of the steel before application of the paint finish is critical to maximize the useful life of the finish.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair loose fasteners or sections, finish deterioration, and damage
  - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Fountain, Renovations

Line Item: 4.301

Quantity: One fountain located on Fountainhead Drive

History: Original

Condition: Fair overall; we note the sprayers are leaking water.

Fountain overview

Plaster overview

Plaster overview

Sprayer overview

Useful Life: 10- to 15- years

Component Detail Notes: The fountain components include the following:

- Plaster finish (310 square feet)
- Spray nozzles (10 each)
- Lights (4 each)
- Mechanical equipment

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our cost includes replacement of the components listed above.

Irrigation System

Line Item: 4.420

Quantity: Approximately 200,000 square feet located throughout the community

History: Original

Condition: Satisfactory operational condition and Management does not report any deficiencies

Useful Life: Up to and sometimes beyond 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes

- Pop-up heads
- Valves

Park Place should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Community Development District should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
    - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
    - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. It is unlikely for the system to fail in a single event. Therefore, we depict replacement in a phased manner.

Landscape

Line Item: 4.500

Component Detail Notes: The Community Development District contains a large quantity of trees, shrubbery and other landscape elements. Replacement of these elements is an ongoing need. Many associations budget for these replacements as normal maintenance. Other associations fund ongoing replacements from reserves. Large amounts of landscape may need replacement due to disease, drought or other forces of nature. If the cost of removal and replacement is substantial, funding from reserves is logical. The Community Development District may also desire to periodically update the appearance of the community through major improvements to the landscape.

Useful Life: At the request of Management, we include a landscape allowance for partial replacements annually.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Light Poles and Fixtures

Line Items: 4.560 and 4.561

Quantity: 105 fluted metal poles with light fixtures located throughout the community

History: Original with paint finishes applied in 2018. Management informs us they are planning on painting the poles within the next couple of years.

Condition: Good to fair overall

Light pole and fixture

Light pole and fixture

Light pole and fixture

Light pole and fixture

Useful Life: Six- to eight-years for paint finishes and up to 30 years for replacement

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles

- Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Pavers, Masonry

Line Item: 4.620

Quantity: Approximately 121,000 square feet of pavers at the roads and sidewalks throughout the community

History: Primarily original; Management informs us they have done minor replacements and installed speed pavers at the speed bumps in approximately 2021.

Condition: Fair overall with frequent settlement, trip hazards and spalled masonry evident.

Pavers overview

Pavers overview

Dislodged pavers

Pavers overview

Paver settlement

Pavers overview

Paver settlement

Paver spalls

Dislodged pavers

Pavers overview

Paver spalls

Pavers overview

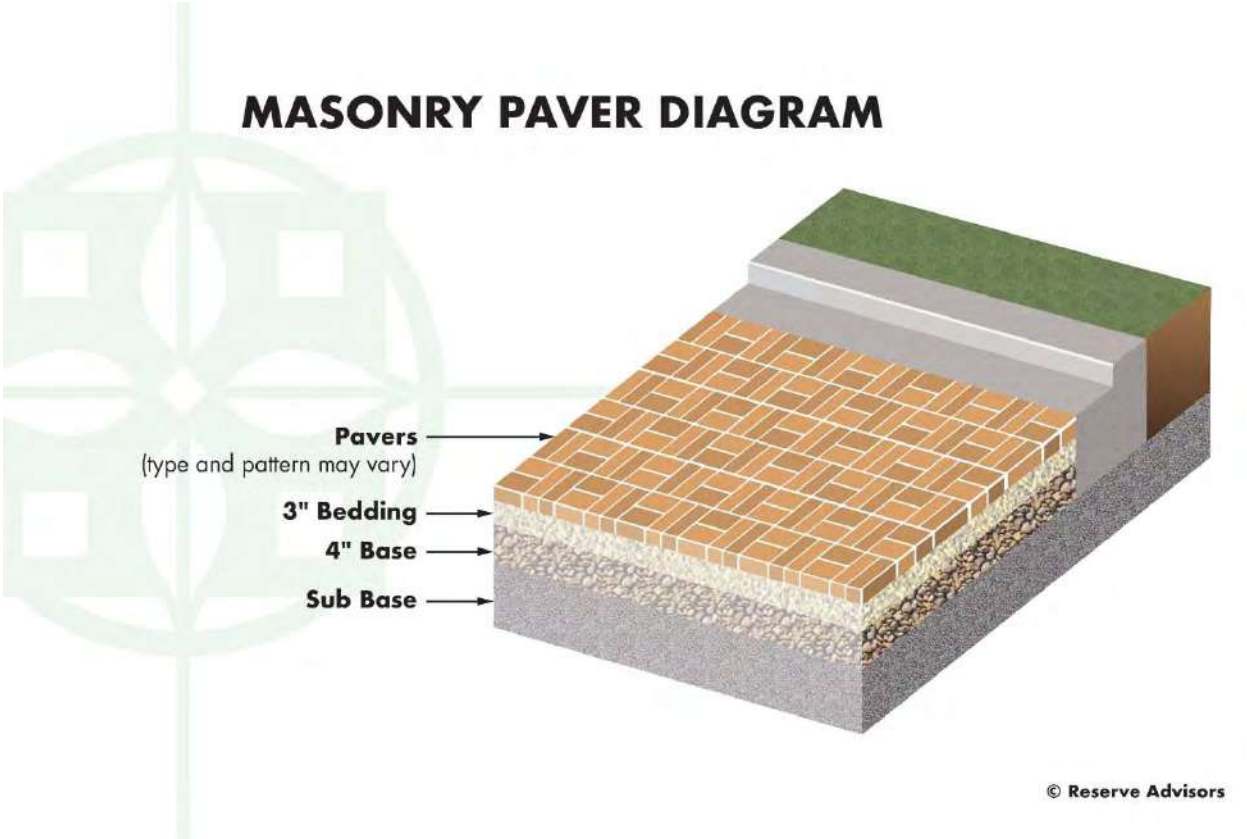
Paver settlement

Pavers overview

Newly installed pavers

Useful Life: 15- to 20-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Park Place:



Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas

- Re-set and/or reseal damaged pavers as necessary
- Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We suggest the Community Development District conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget. We depict replacement in a phased manner.

Perimeter Walls, Precast Concrete

Line Item: 4.630

Quantity: Approximately 57,390 square feet of surface area and approximately 4,780 linear feet

History: Installed from 2005 to 2007.

Condition: Good to fair overall. We note excessive landscape overgrowth and were unable to properly inspect the wall.

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Useful Life: 12- to 15- years for inspections and capital repairs

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect for significant damage, spalling and cracks. If these conditions exist, perform near term repairs and remediation, utilizing reserve funds if project scope warrants.
  - Ensure irrigation heads are directed away from the walls and tree roots do not undermine the support columns

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Perimeter Walls, Stucco

Line Item: 4.640

Quantity: Approximately 400 linear feet and approximately 4,880 square feet of stucco surface area which includes both sides of the walls.

History: Installed in 2014.

Condition: The walls are in good to fair condition overall. We note excessive landscape overgrowth and were unable to properly inspect the wall.

Stucco perimeter wall overview

Stucco perimeter wall overview

Useful Life: Indefinitely long with periodic finish applications and proper maintenance every five- to seven-years

Component Detail Notes: Stucco is Portland cement plaster that is applied directly to a solid base such as masonry or concrete. Periodic paint finish applications and repairs to stucco help prevent water infiltration and spalling from weather exposure, maintain a good appearance and maximize the useful life of the system.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect for significant stucco damage, cracks and paint finish deterioration. If these conditions exist, perform near term repairs and remediation, utilizing reserve funds if project scope warrants.
  - Ensure irrigation heads are directed away from the walls
  - Pressure clean as necessary at areas of finish stains and organic growth

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our estimate of cost anticipates repair or replacement of up to ten percent (10%) of the stucco in coordination with each paint finish application. The exact amount of area in need of repair will be discretionary based on the actual future conditions and the desired appearance. Each paint product has the limited ability to cover and seal cracks, but we recommend repair of all cracks which exceed the ability of the paint product to bridge.

Playground Equipment

Line Item: 4.660

Quantity: Playground equipment includes the following elements:

- Playsets and swings
- Rubber surface
- Site furniture including picnic tables, benches, and a trash receptacle

History: Original to 2004. The turf and rope climber were installed in 2024.

Condition: Fair overall with finish deterioration and rust evident.

Playground equipment

Swing set

Frame rust

Frame rust

Frame rust

Frame rust

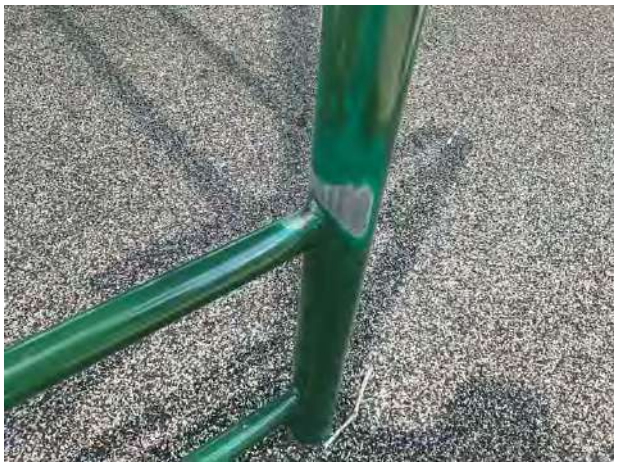
Rubber surface scuff

Rubber surface

Turf

Playground equipment

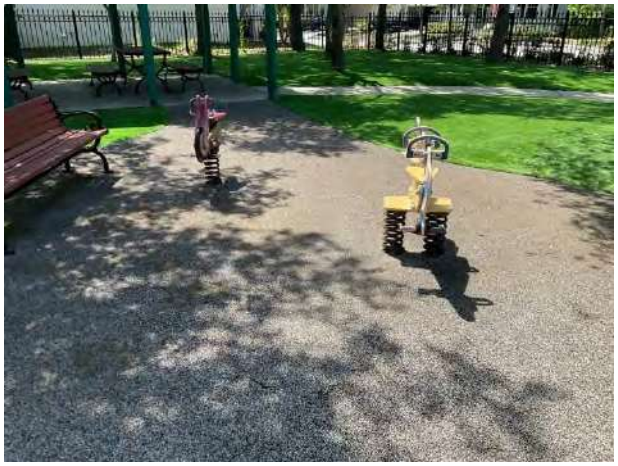
Playground equipment



Equipment finish deterioration

Playground equipment

Frame rust



Playground equipment

Frame rust

Equipment finish deterioration

Playground equipment

Frame rust

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Community Development District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect and repair loose connections and fasteners or damaged elements
    - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface.

Pond, Erosion Control

Line Item: 4.710

Quantity: 20,290 linear feet of natural sod shorelines

History: Original

Condition: Good to fair overall

Pond overview

Pond shoreline

Pond overview

Pond overview

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the Community Development District plan to install a combination of plantings and rip rap around the pond along 3,045 linear feet, or approximately fifteen percent (15%), of the shoreline per event.

Shade Structure

Line Items: 4.800 and 4.801

Quantity: One each totaling approximately 1,800 square feet

History:

- Canvas: Original to 2022
- Frame: Original to 2022

Condition: Good overall with no significant deterioration

Shade structure overview

Shade structure overview

Useful Life: 15- to 20- years with interim replacement of the canvas every eight- to ten-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Signage, Street and Traffic

Line Items: 4.810 and 4.811

Quantity: 60 street and traffic signs

History: Primarily original with paint finishes applied in 2018. Management informs us that some street parking signs were replaced in approximately 2022. They would like to apply paint finishes within the next couple of years.

Condition: Good to fair overall. We note finish deterioration evident.

Signage

Sign finish deterioration

Signage

Signage

Useful Life: Six- to eight-years for paint finishes and 15- to 20- years for replacement

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair damage, vandalism and loose components
  - Verify lighting is working properly if applicable
  - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Building Elements

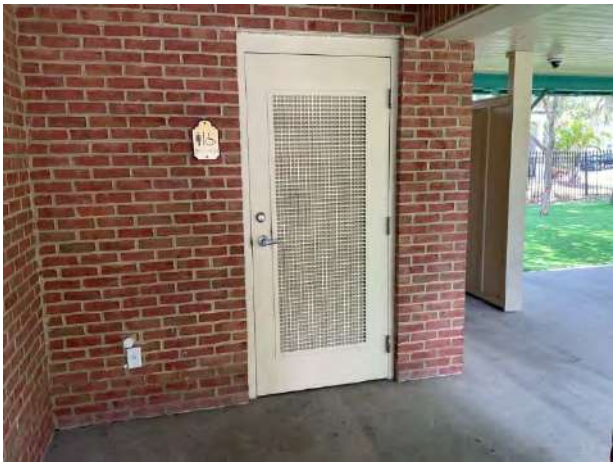
Doors

Line Item: 5.080

Quantity: Four metal doors located at the pavilion next to the park

History: Original

Condition: Good to fair overall with no significant deterioration evident.



Common door

Common door

Useful Life: Up to 40 years

Component Detail Notes: Construction of the doors at the clubhouse includes the following:

- Aluminum frames
- Hinged doors

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Rest Rooms

Line Item: 5.580

Quantity: Two rest rooms located at the playground. The rest room components include:

- Tile floor coverings
- Paint finishes at the walls
- Vinyl finishes at the ceiling
- Light fixtures
- Plumbing fixtures

History: Renovated in 2024.

Condition: Good to fair overall with no significant deterioration evident.

Rest room overview

Rest room overview

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Roofs, Metal and Concrete Tile

Line Item: 5.600

Quantity: 14 *squares*[2] of metal and concrete tile roofing located at the rest room building and the bus stop roofs.

History: Original

[2] We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

Condition: Good to fair overall with periodic finish deterioration, debris accumulation and rust evident from our visual inspection from the ground. Management does not report a history of leaks.

Metal roof at bus stop

Metal roof at bus stop, note finish deterioration

Concrete tile roof at rest room building

Concrete tile roof at rest room building

Concrete tile roof at rest room building

Debris accumulation at rest room building

Metal roof at bus stop

Rust

Useful Life: Up to 30 years

Preventative Maintenance Notes: We recommend the Community Development District maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Record any areas of water infiltration, flashing deterioration, damage or loose fasteners
  - Implement repairs as needed if issues are reoccurring
  - Clear valleys of debris
  - Periodic cleaning at areas with organic growth

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Windsor Mandolin Elements

Property Site Elements

Asphalt Pavement, Repaving

Line Items: 6.020, 6.040 and 6.041

Quantity and History: Approximately 7,950 square yards of original streets located in Windsor and approximately 14,550 square yards of streets located in Mandolin that were repaved in 2024.

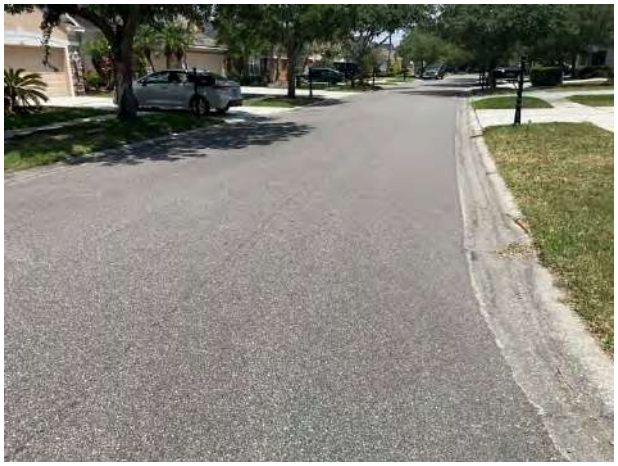
Condition: The streets repaved in 2024 are good to fair overall with standing water and previous repairs evident. The original streets are fair overall.

Original roads

Original roads

Original roads

Pavement overview



Pavement overview

Pavement overview

Pavement overview

Pavement overview

Pavement overview

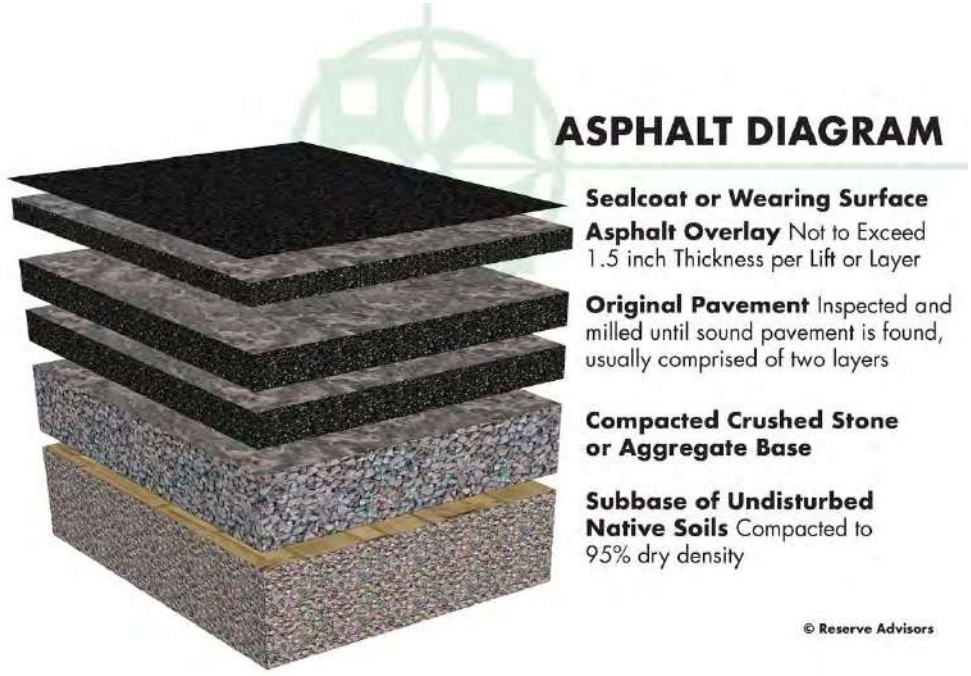
Previous repair

Standing water

Useful Life: 15- to 20-years with the benefit of patch repairs events every three- to five-years

Component Detail Notes: Patch repairs are conducted at areas exhibiting settlement, potholes, or excessive cracking. These conditions typically occur near high traffic areas, catch basins, and pavement edges.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Park Place:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Park Place.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
    - Repair areas which could cause vehicular damage such as potholes
- As needed:
    - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%). We depict repairs during a paving event as a partial quantity.

Catch Basins

Line Item: 6.100

Quantity: 40 catch basins[3] located throughout the community

History: Original

Condition: Good to fair overall with no significant deterioration evident.

Catch basin

Catch basin

[3] We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.

Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect and repair any settlement and collar cracks
    - Ensure proper drainage and inlets are free of debris
    - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the Community Development District plan for inspections and capital repairs to the catch basins in conjunction with repaving. We depict inspections and repairs in a phased manner.

Concrete Curbs and Gutters

Line Item: 6.110

Quantity: Approximately 20,300 linear feet

Condition: Good to fair overall with cracks and settlement evident.

Concrete cracks

Concrete curb and gutter

Concrete curb and gutter

Concrete settlement

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
    - Inspect and repair major cracks, spalls and trip hazards
    - Mark with orange safety paint prior to replacement or repair
    - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We estimate that up to 5,070 linear feet of curbs and gutters, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 6.140

Quantity: Approximately 81,000 square feet located throughout the community

Condition: Good to fair overall with periodic cracks and trip hazards evident.

Concrete sidewalk

Concrete sidewalk

Concrete sidewalk

Sidewalk cracks

Sidewalk cracks

Sidewalk trip hazard

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair major cracks, spalls and trip hazards
  - Mark with orange safety paint prior to replacement or repair
  - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We estimate that up to 20,280 square feet of concrete sidewalks, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Gate Entry System

Line Item: 6.310

Quantity: Two panels at Mandolin Reserves and Mandolin Estates

History: Replaced in 2018.

Condition: Reported in good to fair overall condition

Gate entry callbox

Gate entry callbox

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the Community Development District obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
  - Inspect panel for damage and ensure the panel is mounted securely, tighten or replace any loose or damaged fasteners.
  - Inspect panel for proper operation of buttons, displays, microphone and speaker.
- Annually:
  - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Gates and Operators

Line Items: 6.320, 6.321 and 6.330

Quantity: Four steel gates and eight swinging/bi-parting operators

History:

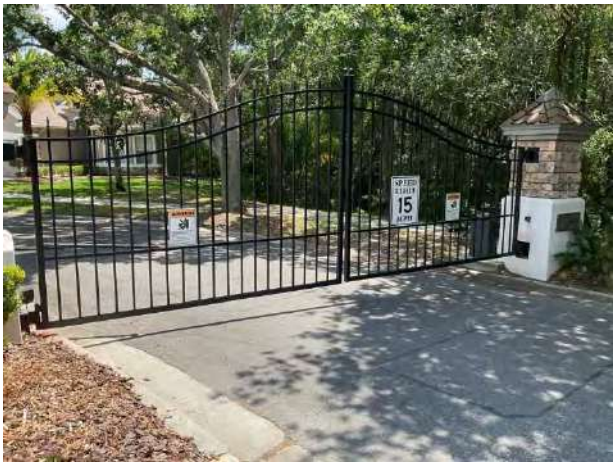
- Gates: The age was unavailable at the time of our inspection. Management informs us that the gates are always breaking.
- Operators: Two operators are original to 2010 and six operators are original to 2016.

Condition:

- Gates: Fair overall condition with missing spokes evident.
- Operators: Reported in satisfactory overall condition

Gates

Gate operator



Gates

Gates

Gate operator

Missing spoke

Useful Life: Up to 10 years for the operators and up to 20 years for the gates

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the Community Development District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Community Development District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
    - Ensure gates operate freely
    - Inspect for any wear, rust and loose fasteners
    - Inspect and correct tension in belts and chains, and lubricate hinges and chains as necessary
    - Check alignment of pulleys
    - Check for no oil leakage at the gear box
    - Check the control board for water damage. Clean and remove insects and other pests as needed.
    - Check all wiring for insulation damage and loose connections. If applicable, check functionality of battery power supply systems

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Irrigation System

Line Item: 6.420

Quantity: Approximately 94,500 square feet located throughout the community

History: Original

Condition: Satisfactory operational condition and Management does not report any deficiencies

Useful Life: Up to and sometimes beyond 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Park Place should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Community Development District should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
  - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. It is unlikely for the system to fail in a single event. Therefore, we depict replacement in a phased manner.

Landscape

Line Item: 6.500

Component Detail Notes: The Community Development District contains a large quantity of trees, shrubbery and other landscape elements. Replacement of these elements is an ongoing need. Many associations budget for these replacements as normal maintenance. Other associations fund ongoing replacements from reserves. Large amounts of landscape may need replacement due to disease, drought or other forces of nature. If the cost of removal and replacement is substantial, funding from reserves is logical. The Community Development District may also desire to periodically update the appearance of the community through major improvements to the landscape.

Useful Life: At the request of Management, we include a landscape allowance for partial replacements annually.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Light Poles and Fixtures

Line Item: 6.560

Quantity: 11 metal poles with light fixtures

History: Original

Condition: Good to fair overall with finish deterioration evident.

Finish deterioration

Light pole and fixture

Light pole and fixture

Light pole and fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
  - Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Perimeter Walls, Precast Concrete

Line Item: 6.640

Quantity: Approximately 18,300 square feet of surface area and approximately 2,290 linear feet

History: Installed in 2024.

Condition: Good overall

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Concrete perimeter wall overview

Useful Life: Inspections and capital repairs every 12- to 15- years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect for significant damage, spalling and cracks. If these conditions exist, perform near term repairs and remediation, utilizing reserve funds if project scope warrants.
  - Ensure irrigation heads are directed away from the walls and tree roots do not undermine the support columns

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Pond, Aerators

Line Item: 6.700

Quantity: Four aerators

History: Varied ages.

Condition: Reported satisfactory without operational deficiencies

Pond fountain aerator

Pond aerator

Pond fountain aerator

Pond fountain aerator

Useful Life: 10- to 15- years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We depict replacement in a phased manner.

Ponds, Erosion Control

Line Item: 6.710

Quantity: 8,260 linear feet of natural sod shorelines

History: Original

Condition: Good to fair overall with minor shoreline erosion evident.

Minor shoreline erosion

Pond overview

Pond overview

Pond shoreline

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat

- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. We recommend the Community Development District plan to install a combination of plantings and rip rap around the pond along 1,240 linear feet, or approximately fifteen percent (15%), of the shoreline per event.

Signage, Entrance Monuments

Line Item: 6.800

Quantity: The property identification signage includes the following elements:

- Letters
- Light Fixtures
- Masonry
- Plaques
- Roofs, Asphalt Shingles
- Stucco

History: Renovated in 2022.

Condition: Good to fair overall with periodic cracks and missing shingles evident.

Entrance monument

Entrance monument

Entrance monument

Entrance monument

Cracks

Cracks

Missing shingles

Sign

Useful Life: 15- to 20- years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement

of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair damage, vandalism and loose components
  - Verify lighting is working properly
  - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our cost for renovation includes repairs to the masonry and stucco and replacement of the remaining components listed above. We depict renovation in a phased manner.

Signage, Street and Traffic

Line Item: 6.810

History: Replaced in 2019.

Condition: Good to fair overall.

Signage

Signage

Signage

Signage

Useful Life: 15- to 20- years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair damage, vandalism and loose components
  - Verify lighting is working properly if applicable
  - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs

- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Community Development District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Park Place can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Community Development District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards[1] set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local[2] costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Tampa, Florida at an annual inflation rate[3]. Isolated or regional markets of greater

[1] Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".
[2] See Credentials for additional information on our use of published sources of cost data.
[3] Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Park Place and their effects on remaining useful lives
- Financial information provided by the Community Development District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

MARIE C. KELLUM
Responsible Advisor

CURRENT CLIENT SERVICES

Marie C. Kellum, an engineer, is an advisor for Reserve Advisors. Mrs. Kellum is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowners associations.

The following is a partial list of clients served by Mrs. Kellum demonstrating her breadth of experiential knowledge of community associations in construction and related building systems.

Waterway Village Townhome Association This townhome community contains 30 units in 9 buildings located in The Woodlands, Texas. The townhomes consist of brick masonry, fiber cement siding, asphalt shingle roofs and wood frame balconies. The features of this community include a concrete alley, steel fences and panelized concrete perimeter walls.

Parmer Ranch Master Residential Community, Inc. This single family home community contains 1,000 residential homes and is located in Georgetown, Texas. Features of this community include playground equipment, a large pavilion, walking paths, retaining walls, a pond, and masonry perimeter walls.

Highlands at Mayfield Ranch Master Community, Inc. A Homeowners Association located in Round Rock, Texas, containing 1,100 single family homes. Amenities of this community include a clubhouse, two swimming pools, playground equipment and sidewalks.

Hills at Estancia Condominium Community, Inc. This single family home community contains 163 residential homes and is located in Austin, Texas. Features of this community include asphalt pavement streets, concrete curbs, masonry retaining walls and masonry perimeter walls.

Navigation Village Homeowners Association, Inc. This townhome community contains 77 units in 49 buildings located in Houston, Texas. The features of this community include asphalt pavement streets, concrete curbs, gate entry system, and masonry retaining walls.

Falconhead West Homeowners Association, Inc. A Homeowners Association located in Austin, Texas, containing 455 single family homes. Features of this community include playground equipment, masonry walls and detention basins.

Ranches at Blackbuck Reserve This single family home community contains 128 single family homes located in Lampasas, Texas. The features of this community include asphalt tar and chip streets, a gated entry and wire perimeter fencing.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mrs. Kellum completed her bachelor's degree in Chemical Engineering at the University of Wyoming. She participated in an internship for one year as a Chemical Intern where she learned how to read and understand chemical documents and use Microsoft office to organize, review, and interpret chemical data. Mrs. Kellum's senior design project was designing an anaerobic waste water treatment plant to replace an aerobic waste water treatment plant currently in use in Laramie, Wyoming.

EDUCATION

University of Wyoming – B.S. Chemical Engineering

TAMARA S. SAMHOURI, E.I., RS
Quality Assurance Engineer

CURRENT CLIENT SERVICES

Tamara Samhouri, a Civil Engineer, is an Advisor for ***Reserve Advisors.*** Mrs. Samhouri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhouri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

Hudson Crossing Condominium Association This condominium style development, located in Sarasota, Florida consists of 12 units. This building was constructed with fiber cement siding, asphalt shingle & flat roofs, & terraces. The Association also maintains the irrigation system, lift stations, windows & doors, hydraulic elevators, life safety system, backflow preventers, on-grade concrete garage, exhaust system, docks & seawall located on the property.

PRIOR RELEVANT EXPERIENCE

Before joining ***Reserve Advisors,*** Mrs. Samhouri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhouri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present
American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present
Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present
Reserve Specialist (RS) - Community Association Institute (CAI)

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado
Reserve Specialist (RS) - Community Associations Institute
Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Park Place responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Park Place responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in ***Reserve Expenditures*** that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") 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.

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 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 and Your Name - 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 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. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

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.

Highland Park

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Costs, $ Unit (2024)	Costs, $ Per Phase (2024)	Costs, $ Total (2024)	Percentage of Future Expenditures
				Property Site Elements							
4.020	50,950	50,950	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	50,950	50,950	4.5%
4.040	11,350	11,350	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2014-2015	2032	15 to 20	8	16.00	181,600	181,600	6.1%
4.041	39,600	19,800	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024, Phased (Incl. Alleys)	2044	15 to 20	20 to 21	16.00	316,800	633,600	11.0%
4.100	88	44	Each	Catch Basins, Inspections and Capital Repairs, Phased	2032	15 to 20	8 to 20	900.00	39,600	79,200	2.0%
4.107	1	1	Allowance	Clock Tower, Capital Repairs	2025	to 15	1	5,500.00	5,500	5,500	0.1%
4.110	45,900	3,830	Linear Feet	Concrete Curbs and Gutters, Partial	2032	to 65	8 to 30+	43.50	166,605	1,996,650	8.5%
4.140	65,600	2,730	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	32,760	787,200	2.8%
4.157	1,250	1,250	Square Feet	Docks, Wood, Decking and Structure Repairs	2048	to 15	24	25.00	31,250	31,250	0.6%
4.158	1,250	1,250	Square Feet	Docks, Wood, Replacement	2033	to 30	9	46.00	57,500	57,500	0.7%
4.200	520	520	Linear Feet	Fences, Aluminum	2027	to 25	3	39.00	20,280	20,280	0.7%
4.240	850	850	Linear Feet	Fences, Steel, Paint Finishes	2027	6 to 8	3	11.00	9,350	9,350	0.4%
4.245	850	850	Linear Feet	Fences, Steel, Replacement	2034	to 35	10	59.00	50,150	50,150	0.6%
4.301	1	1	Allowance	Fountain, Renovations	2026	10 to 15	2	10,000.00	10,000	10,000	0.2%
4.420	200,000	50,000	Square Feet	Irrigation System, Phased	2043	to 40+	19 to 28	1.50	75,000	300,000	5.8%
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	4.6%
4.560	105	105	Each	Light Poles and Fixtures, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	31,500	31,500	1.5%
4.561	105	105	Each	Light Poles and Fixtures, Replacement	2034	to 30	10	2,300.00	241,500	241,500	2.9%
4.620	121,000	30,250	Square Feet	Pavers, Masonry, Phased	2026	15 to 20	2 to 8	8.00	242,000	968,000	29.7%
4.630	4,780	4,780	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2027	12 to 15	3	19.00	90,820	90,820	2.3%
4.640	4,880	4,880	Square Feet	Perimeter Walls, Stucco, Inspections and Capital Repairs	2026	5 to 7	2	3.00	14,640	14,640	1.2%
4.660	1	1	Allowance	Playground Equipment	2025	15 to 20	1	186,000.00	186,000	186,000	5.0%
4.710	20,290	3,045	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	59.00	179,655	1,197,110	4.6%
4.800	1,800	1,800	Square Feet	Shade Structure, Canvas	2032	8 to 10	8	10.00	18,000	18,000	0.6%
4.801	1,800	1,800	Square Feet	Shade Structure, Total Replacement	2042	15 to 20	18	30.00	54,000	54,000	0.9%
4.810	60	60	Each	Signage, Street and Traffic, Paint Finishes and Capital Repairs	2026	6 to 8	2	300.00	18,000	18,000	0.8%
4.811	60	60	Each	Signage, Street and Traffic, Replacement	2034	15 to 20	10	1,200.00	72,000	72,000	0.9%
				Building Elements							
5.080	4	4	Each	Doors, Highland Park	2034	to 40	10	1,600.00	6,400	6,400	0.1%
5.580	2	2	Each	Rest Rooms, Renovation	2049	to 25	25	5,500.00	11,000	11,000	0.2%
5.600	14	14	Squares	Roofs, Metal and Concrete Tile	2026	to 25	2	1,600.00	22,400	22,400	0.7%
		1	Allowance	Reserve Study Update with Site Visit	2026	to 2	2	5,100.00	5,100	5,100	0.0%

Anticipated Expenditures, By Year ($11,625,486 over 30 years)

Years 2024 to 2039

Explanatory Notes:

1) **3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.**
2) **FY2024 is Fiscal Year beginning October 1, 2023 and ending September 30, 2024.**

RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
				58,466				52,146				76,989			
								239,133							
								52,146							
	5,693														
								219,387							
	33,907					40,270					47,829				
									78,367						
			22,485												
			10,367												
										70,742					
		10,712													
	10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	16,753
		33,744													
										340,660					
		259,236		277,701		297,480		318,668							
			100,694												
		15,683							19,953						
	192,510														
			199,187												
								23,703							
		19,282													
										101,563					
										9,028					
		23,995													
		5,100													
0	242,459	378,465	343,819	347,642	11,877	350,043	12,723	918,349	111,948	536,098	62,428	92,100	15,640	16,187	16,753

16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
88,347				22,584				116,336				103,759		
												475,823		
				630,365	652,428									
				78,796								103,759		
9,537														
				331,509								436,534		
56,805					67,467					80,130				
								71,354						
												53,137		
	16,780							21,349						
	17,947													
			144,188			159,863			177,243			196,513		
17,340	17,947	18,575	19,225	19,898	20,594	21,315	22,061	22,833	23,632	24,460	25,316	26,202	27,119	28,068
		58,511								77,048				
						515,826		552,565		591,922		634,082		
		168,697												
25,386							32,298							41,091
					383,054									
		333,707												
												47,163		
		100,304												
		33,435								44,027				
									25,996					
											56,707			
197,414	52,674	713,229	163,413	1,083,152	1,123,543	697,004	54,359	784,438	226,872	817,586	82,023	2,076,971	27,119	69,159

RESERVE FUNDING PLAN

Highland Park

CASH FLOW ANALYSIS

Park Place

Community Development District

Tampa, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	*(Note 1)*	153,429	207,530	245,052	155,654	109,561	69,088	377,735	362,218	698,700	139,247	383,070	203,378	498,499	769,554	1,123,256	1,495,901
Total Recommended Reserve Contributions	*(Note 2)*	52,902	275,500	285,100	295,100	305,400	316,100	327,200	338,700	350,600	350,600	350,600	350,600	350,600	350,600	362,900	375,600
Estimated Interest Earned, During Year	*(Note 3)*	1,199	4,481	3,967	2,626	1,769	4,424	7,326	10,504	8,297	5,171	5,806	6,949	12,555	18,741	25,932	33,506
Anticipated Expenditures, By Year		0	(242,459)	(378,465)	(343,819)	(347,642)	(11,877)	(350,043)	(12,723)	(918,349)	(111,948)	(536,098)	(62,428)	(92,100)	(15,640)	(16,187)	(16,753)
Anticipated Reserves at Year End		$207,530	$245,052	$155,654	$109,561	$69,088	$377,735	$362,218	$698,700	$139,247	$383,070	$203,378	$498,499	$769,554	$1,123,256	$1,495,901	$1,888,253
						(NOTE 5)				*(NOTE 5)*							
Predicted Reserves based on 2024 funding level of:	$52,902	207,530	20,228	(308,186)	(608,176)												

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	1,888,253	2,119,217	2,514,724	2,265,221	2,580,788	1,988,981	1,360,299	1,166,210	1,634,178	1,391,599	1,725,388	1,487,917	2,008,007	543,700	921,084
Total Recommended Reserve Contributions	388,700	402,300	416,400	431,000	446,100	461,700	477,900	494,600	511,900	529,800	548,300	567,500	587,400	390,000	403,700
Estimated Interest Earned, During Year	39,678	45,881	47,326	47,980	45,245	33,161	25,015	27,727	29,958	30,861	31,815	34,613	25,264	14,503	21,767
Anticipated Expenditures, By Year	(197,414)	(52,674)	(713,229)	(163,413)	(1,083,152)	(1,123,543)	(697,004)	(54,359)	(784,438)	(226,872)	(817,586)	(82,023)	(2,076,971)	(27,119)	(69,159)
Anticipated Reserves at Year End	$2,119,217	$2,514,724	$2,265,221	$2,580,788	$1,988,981	$1,360,299	$1,166,210	$1,634,178	$1,391,599	$1,725,388	$1,487,917	$2,008,007	$543,700	$921,084	$1,277,392
													(NOTE 5)		*(NOTE 4)*

Explanatory Notes:

1) Year 2024 starting reserves are as of May 6, 2024; FY2024 starts October 1, 2023 and ends September 30, 2024.
2) Reserve Contributions for 2024 are budgeted; 2025 is the first year of recommended contributions.
3) 2.0% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
4) Accumulated year 2054 ending reserves consider the need to fund for repaving of the asphalt pavement streets shortly after 2054, and the age, size, overall condition and complexity of the property.
5) Threshold Funding Years (reserve balance at critical point).

Windsor Mandolin

RESERVE EXPENDITURES

Park Place
Community Development District
Tampa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Costs, $ Unit (2024)	Costs, $ Per Phase (2024)	Costs, $ Total (2024)	Percentage of Future Expenditures
				Property Site Elements							
6.020	22,500	22,500	Square Yards	Asphalt Pavement, Patch Repairs	2028	3 to 5	4	1.00	22,500	22,500	5.9%
6.040	7,950	7,950	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Original	2028	15 to 20	4	16.00	127,200	127,200	11.4%
6.041	14,550	14,550	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, 2024	2044	15 to 20	20	16.00	232,800	232,800	12.1%
6.100	40	20	Each	Catch Basins, Inspections and Capital Repairs, Phased	2028	15 to 20	4 to 20	900.00	18,000	36,000	2.5%
6.110	20,300	1,690	Linear Feet	Concrete Curbs and Gutters, Partial	2028	to 65	4 to 30+	43.50	73,515	883,050	10.4%
6.140	81,000	3,380	Square Feet	Concrete Sidewalks, Partial	2025	to 65	1 to 30+	12.00	40,560	972,000	10.5%
6.310	2	2	Each	Gate Entry System	2033	10 to 15	9	5,900.00	11,800	11,800	1.1%
6.320	2	2	Each	Gate Operators, 2010	2025	to 10	1	4,100.00	8,200	8,200	1.0%
6.321	6	6	Each	Gate Operators, 2016	2026	to 10	2	4,100.00	24,600	24,600	3.0%
6.330	4	4	Each	Gates	2027	to 20	3	7,800.00	31,200	31,200	2.7%
6.420	94,500	31,500	Square Feet	Irrigation System, Phased	2039	to 40+	15 to 21	1.50	47,250	141,750	6.9%
6.500	1	1	Allowance	Landscape, Partial Replacements	2025	annual	1	10,000.00	10,000	10,000	13.9%
6.560	11	11	Each	Light Poles and Fixtures	2029	to 25	5	2,300.00	25,300	25,300	0.8%
6.640	2,290	2,290	Linear Feet	Perimeter Walls, Precast Concrete, Inspections and Capital Repairs	2039	12 to 15	15	19.00	43,510	43,510	5.1%
6.700	4	2	Each	Pond, Aerators, Phased	2031	10 to 15	7 to 9	7,100.00	14,200	28,400	4.3%
6.710	8,260	1,240	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3	52.00	64,480	429,520	5.0%
6.800	3	1	Allowance	Signage, Entrance Monuments, Renovation, Phased	2042	15 to 20	18 to 20	20,000.00	20,000	60,000	3.0%
6.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2039	15 to 20	15	12,000.00	12,000	12,000	0.5%
				Anticipated Expenditures, By Year ($3,841,925 over 30 years)							

Years 2024 to 2039

Explanatory Notes:

1) **3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.**
2) **FY2024 is Fiscal Year beginning October 1, 2023 and ending September 30, 2024.**

RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
				16,696				29,628				33,999			
				145,965											
				20,655											
				84,360											
	41,980					49,859					59,216				
									16,082						
	8,487										11,972				
		26,352										37,172			
			34,592												
															79,160
	10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	16,753
					30,048										
															72,894
							18,066		19,353						
			71,490												
															20,104
0	60,817	37,064	117,169	279,152	41,925	62,151	30,789	42,796	49,064	14,106	85,788	86,282	15,640	16,187	188,912

16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
39,015				15,819				33,222				58,954		
								290,439						
				463,223										
				35,816				41,100						
				146,279				167,859						
70,330					83,531					99,208				
								26,943						
					16,887									
						52,435								
							68,831							
		87,766			97,308									
17,340	17,947	18,575	19,225	19,898	20,594	21,315	22,061	22,833	23,632	24,460	25,316	26,202	27,119	28,068
														122,124
	25,484		27,300								35,948		38,509	
		119,771												
		37,150	38,450	39,796										
126,685	43,431	263,262	84,975	720,831	218,320	73,750	90,892	582,397	23,632	123,668	61,264	85,156	65,627	150,192

RESERVE FUNDING PLAN

Windsor Mandolin

CASH FLOW ANALYSIS

Park Place

Community Development District

Tampa, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	*(Note 1)*	97,974	111,670	151,458	219,467	211,465	43,437	111,646	160,792	242,597	313,911	380,320	487,203	527,764	572,778	694,284	822,111
Total Recommended Reserve Contributions	*(Note 2)*	13,000	98,000	101,400	104,900	108,600	108,600	108,600	108,600	108,600	108,600	112,400	116,300	120,400	124,600	129,000	133,500
Estimated Interest Earned, During Year	*(Note 3)*	696	2,605	3,673	4,267	2,524	1,535	2,697	3,994	5,510	6,874	8,589	10,049	10,896	12,545	15,014	15,888
Anticipated Expenditures, By Year		0	(60,817)	(37,064)	(117,169)	(279,152)	(41,925)	(62,151)	(30,789)	(42,796)	(49,064)	(14,106)	(85,788)	(86,282)	(15,640)	(16,187)	(188,912)
Anticipated Reserves at Year End		$111,670	$151,458	$219,467	$211,465	$43,437	$111,646	$160,792	$242,597	$313,911	$380,320	$487,203	$527,764	$572,778	$694,284	$822,111	$782,587
						(NOTE 5)											
Predicted Reserves based on 2024 funding level of:	$13,000	111,670	65,608	42,616	(61,742)	(331,790)											

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	782,587	809,869	926,630	828,749	914,231	364,662	317,294	420,750	514,923	120,819	230,667	246,322	330,065	396,302	488,636
Total Recommended Reserve Contributions	138,200	143,000	148,000	153,200	158,600	164,200	169,900	175,800	182,000	130,000	134,600	139,300	144,200	149,200	154,400
Estimated Interest Earned, During Year	15,767	17,193	17,380	17,257	12,662	6,752	7,307	9,264	6,294	3,480	4,723	5,707	7,192	8,762	9,815
Anticipated Expenditures, By Year	(126,685)	(43,431)	(263,262)	(84,975)	(720,831)	(218,320)	(73,750)	(90,892)	(582,397)	(23,632)	(123,668)	(61,264)	(85,156)	(65,627)	(150,192)
Anticipated Reserves at Year End	$809,869	$926,630	$828,749	$914,231	$364,662	$317,294	$420,750	$514,923	$120,819	$230,667	$246,322	$330,065	$396,302	$488,636	$502,660
									(NOTE 5)						*(NOTE 4)*

Explanatory Notes:

1) Year 2024 starting reserves are as of May 6, 2024; FY2024 starts October 1, 2023 and ends September 30, 2024.
2) Reserve Contributions for 2024 are budgeted; 2025 is the first year of recommended contributions.
3) 2.0% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
4) Accumulated year 2054 ending reserves consider the need to fund for repaving of the asphalt pavement streets shortly after 2054, and the age, size, overall condition and complexity of the property.
5) Threshold Funding Years (reserve balance at critical point).

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, May 15, 2024, 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
Celia Nicholas	
Tim Bowersox	
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**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Engineer

- Celia Nicholas and Tim Bowersox gave an update on the wall project along Citrus Park Drive.
- The Board expressed concerns about the lengthy timeframe for this project.
- Both parties assured the Board that the project is close to completion.

B. District Landscaper

i. Landscape Inspection Report

- Mr. Roberts reviewed the Landscape Inspection Report and there were no questions.

C. District Counsel

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

FOURTH ORDER OF BUSINESS **Business Items**

A. Resolution 2024-02; Approving Fiscal Year 2025 Budget and Setting Public Hearing Date

- Mr. Roberts presented the FY 2025 Budget and discussion ensued.
- The Board increased the budget by $50,000 in Highland Park and $50,000 in Mandolin/Windsor.

> On MOTION by Mr. Bullard seconded by Ms. Jackson with all in favor, Resolution 2024-02; Approving Fiscal Year 2025 Budget and Setting the Public Hearing date for Wednesday, August 21, 2024 at 11:00 a.m. at, Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626, was adopted. 5-0

B. Report on Registered Voters (1,627)

- Mr. Robert announced that Park Place CDD has 1,627 Registered Voters.

C. General Matters of the District

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

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Board of Supervisors' Minutes of the Apil 17, 2024 Regular Meeting

B. Consideration of Operations and Maintenance Expenditures for April 2024

C. Acceptance of the Financials and Approval of the Check Register as of April 30, 2024

- Mr. Roberts presented the Consent Agenda and requested any additions, corrections, or deletions.
- The correction to change Mr. Todd Carmichael to Mr. Tim Bowersox in the minutes was requested.
- The Board discussed that the dog station service should be divided between Highland Park and Windsor/Mandolin.

> On MOTION by Ms. Powell seconded by Mr. Bullard, with all in favor, the Consent Agenda items with the amended changes, was approved. 5-0

SIXTH ORDER OF BUSINESS **Manager's Report**

A. Aquatic Inspection Report

- Mr. Roberts discussed the Aquatic Inspection Report included in the agenda.

- There being no questions, the next order of business followed.

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

The audience discussed/commented on the following:

- The pond behind townhomes on Casa Lago is not being serviced.

The Board members made the following requests:

- Update the call box list for Mandolin gates.
- Clean up around Pond 13.
- Ask Mr. Carmichael for any left-over paint from the wall project.
- Speeding in the Estates.
- Timer issue at fountain in Pond 3.
- Better solution for collecting speed data on Canopy.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Jackson 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				
FRONTIER	7058 050124 ACH	$130.84		PHONE - MAY 2024 - WINDSOR
Monthly Contract Subtotal		**$130.84**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
CHARLES AQUATICS INC	50413	$125.00		QUARTERLY FOUNTAIN MAINT. - MANDOLIN
GATE PROS, INC.	11058	$275.00		SERVICE CALL - 04/09/24 - MANDOLIN
SPEAREM ENTERPRISES	6049	$325.00		PLAYGROUND - WINDSOR
SPEAREM ENTERPRISES	6062	$975.00		PLAYGROUND - WINDSOR
SPEAREM ENTERPRISES	6063	$720.00	$2,020.00	BENCH REPLACEMENT - WINDSOR
Regular Services Subtotal		**$2,420.00**		
Additional Services				
YELLOWSTONE LANDSCAPE	TM688212	$6,485.00		LANDSCAPE ENHANCEMENT - WINDSOR
Additional Services Subtotal		**$6,485.00**		
TOTAL		**$9,035.84**		

Approved (with any necessary revisions noted):

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

FRONTIER

PARK PLACE CDD

Your Monthly Invoice

Account Summary

New Charges Due Date	**5/28/24**
Billing Date	5/01/24
Account Number	813-818-7058-022619-5
PIN	[redacted]
Previous Balance	127.32
Payments Received Thru 4/25/24	-127.32
Thank you for your payment!	
Balance Forward	.00
New Charges	130.84
Total Amount Due	**$130.84**

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

6790 0007 NO RP 01 05022024 NNNNNNNN 01 000503 0002

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

FRONTIER

PARK PLACE CDD

Date of Bill 5/01/24
Account Number 813-818-7058-022619-5

CURRENT BILLING SUMMARY

Local Service from 05/01/24 to 05/31/24

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
	Frontier Roadwork Recovery Surcharge	4.00
	Access Recovery Charge Multi-Line Business	3.82
	FCA Long Distance - Federal USF Surcharge	4.59
	Federal USF Recovery Charge	4.23
	FL State Communications Services Tax	4.21
	County Communications Services Tax	4.11
	Federal Excise Tax	1.88
	FL State Gross Receipts Tax	1.62
	Hillsborough County 911 Surcharge	.40
	FL State Gross Receipts Tax	.14
	FL Telecommunications Relay Service	.09
	Total Basic Charges	**98.18**
	Non Basic Charges	
	Federal Primary Carrier Multi Line Charge	14.99
	Printed Bill Fee	3.49
	FCA Long Distance - Federal USF Surcharge	4.92
	FL State Communications Services Tax	.98
	County Communications Services Tax	.96
	Total Non Basic Charges	**25.34**
	Toll/Other	
	Frontier Long Distance Business Plan	4.99
	Frontier Com of America -Detailed Below	.03
	FCA Long Distance - Federal USF Surcharge	1.64
	FL State Communications Services Tax	.33
	County Communications Services Tax	.32
	FL State Gross Receipts Tax	.01
	Total Toll/Other	**7.32**

TOTAL 130.84

Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	APR 30	7:01A	.3	DD	ARCHER FL (352)443-9061	.03
		813/818-7058			Subtotal	.03

Legend Call Types:
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	1		.03
***Customer Summary	1		.03

Caller Summary Report

	Calls	Minutes	Amount
Intrastate	1		.03
***Customer Summary	1		.03

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 $127.35 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.

This is a reminder that this month a printed bill fee was added to your monthly bill. You can avoid paying this fee when you switch to free paperless billing by visiting your online account or by calling 1-800-921-8102.

Invoice

Charles Aquatics, Inc.
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Date	Invoice #
4/1/2024	50413

Due Date
5/1/2024

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

INVOICE

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

Voice: 863-474-3090
Fax: 863-474-3084

Invoice Number: 11058
Invoice Date: May 20, 2024
Page: 1

Bill To:	Ship To:
MANDOLIN ESTATES PARK PLACE CDD 2005 PAN AM CIRCLE, STE 300 TAMPA, FL 33607	MANDOLIN ESTATES ALL GATES

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		6/19/24

Description	Amount
SERVICE CALL ON 4/9/2024	250.00
NO PHONE ACCESS AT THE GATES.	
NO PHONE LINE; ADVISED TO CONTACT PHONE COMPANY.	
FUEL SURCHARGE	25.00

A $30 fee will be charged for returned checks.

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

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

Subtotal	275.00
Sales Tax	
Total Invoice Amount	275.00
Payment/Credit Applied	
TOTAL	**275.00**

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101

Park Place CDD

Bill to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Ship to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Invoice details
Invoice no.: 6049
Terms: Net 15
Invoice date: 05/12/2024
Due date: 05/27/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	Playground: replace 2 vandalized soap dispensers and one toilet paper dispenser. Also remove and replace 2 gate closers	1	$325.00	$325.00

Total **$325.00**

Note to customer

Thank You! We Appreciate Your Business.

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101

Park Place CDD

Bill to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Ship to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Invoice details

Invoice no.: 6062
Terms: Net 15
Invoice date: 05/15/2024
Due date: 05/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	Playground Bathroom cleaning services 4 weeks at 1 time a week	4	$81.25	$325.00
2.		**Labor**	Park Fountain maintenance 4 weeks at 1 time per week	4	$75.00	$300.00
3.		**Labor**	4 park cans throughout the neighborhood dumped 4 weeks 1 time per week	4	$35.00	$140.00
4.		**Material**	Toilet paper and hand towel	1	$50.00	$50.00
5.		**Sales**	blow off leaves and debris on entire playground 4 weeks 1 time per week	4	$40.00	$160.00

Total **$975.00**

Note to customer

Thank You! We Appreciate Your Business.

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101

Park Place CDD

Bill to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Ship to
Park Place CDD
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Invoice details

Invoice no.: 6063
Terms: Net 15
Invoice date: 05/15/2024
Due date: 05/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Labor**	Bench replacement in the estates: there was a material deposit of $800 the full material and shipping cost is $1320 leaving $520 in material and shipping cost. this bill reflects the remaining material / shipping cost plus $200 for assembly and installation.	1	$720.00	$720.00

Total **$720.00**

Note to customer

Thank You! We Appreciate Your Business.

INVOICE

INVOICE #	INVOICE DATE
TM 688212	4/26/2024
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

Address: 11740 Casa Lago Ln
Westchase, FL 33607

Invoice Due Date: May 26, 2024

Invoice Amount: $6,485.00

Description	Current Amount
Jasmine tear out/mulching	
Landscape Enhancement	$6,485.00

Invoice Total **$6,485.00**

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

5C

Park Place
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND FUND	SERIES 2021-1 DEBT SERVICE FUND FUND	SERIES 2021-2 DEBT SERVICE FUND FUND	SERIES 2021-1 CAPITAL PROJECTS FUND FUND	SERIES 2021-2 CAPITAL PROJECTS FUND FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Checking Account	$ 958,938	$ -	$ -	$ -	$ -	$ -	$ -	$ 958,938
Cash in Transit	-	2,125	2,596	-	-	-	-	4,721
Accounts Receivable - Other	472	-	-	-	-	-	-	472
Due From Other Funds	-	2,370	2,895	-	-	-	-	5,265
Investments:								
Acquisition & Construction Account	-	-	-	192,982	111,749	-	-	304,731
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	65,443	99,530	-	-	-	-	164,973
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	**$ 970,187**	**$ 69,945**	**$ 105,021**	**$ 192,982**	**$ 111,749**	**$ 13,051,657**	**$ 5,866,000**	**$ 20,367,541**
LIABILITIES								
Accounts Payable	$ 10,259	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,259
Accounts Payable - Other	200	-	-	-	-	-	-	200
Bonds Payable	-	-	-	-	-	-	5,866,000	5,866,000
Due To Other Funds	809	-	-	4,456	-	-	-	5,265
TOTAL LIABILITIES	**11,268**	**-**	**-**	**4,456**	**-**	**-**	**5,866,000**	**5,881,724**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND FUND	SERIES 2021-1 DEBT SERVICE FUND FUND	SERIES 2021-2 DEBT SERVICE FUND FUND	SERIES 2021-1 CAPITAL PROJECTS FUND FUND	SERIES 2021-2 CAPITAL PROJECTS FUND FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	69,945	105,021	-	-	-	-	174,966
Capital Projects	-	-	-	188,526	111,749	-	-	300,275
Unassigned:	958,919	-	-	-	-	13,051,657	-	14,010,576
TOTAL FUND BALANCES	**$ 958,919**	**$ 69,945**	**$ 105,021**	**$ 188,526**	**$ 111,749**	**$ 13,051,657**	**$ -**	**$ 14,485,817**
TOTAL LIABILITIES & FUND BALANCES	**$ 970,187**	**$ 69,945**	**$ 105,021**	**$ 192,982**	**$ 111,749**	**$ 13,051,657**	**$ 5,866,000**	**$ 20,367,541**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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	$ 133,190	$ 2,546	101.95%
Other Miscellaneous Revenues	-	250	250	0.00%
TOTAL REVENUES	**130,644**	**133,440**	**2,796**	**102.14%**
EXPENDITURES				
Administration				
Supervisor Fees	9,800	7,600	2,200	77.55%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	5,000	4,517	483	90.34%
District Engineer	15,000	16,325	(1,325)	108.83%
District Manager	52,000	33,833	18,167	65.06%
Accounting Services	31,000	18,083	12,917	58.33%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	300	125	175	41.67%
Public Officials Insurance	4,000	2,841	1,159	71.03%
Legal Advertising	850	807	43	94.94%
Bank Fees	300	-	300	0.00%
Postage and Resident Notices	300	5	295	1.67%
Website Administration	1,500	875	625	58.33%
Dues, Licenses, Subscriptions	224	232	(8)	103.57%
Total Administration	128,774	85,243	43,531	66.20%
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**	**85,243**	**45,401**	**65.25%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	48,197	48,197	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
REVENUES				
Special Assmnts- Tax Collector	$ 288,519	$ 296,407	$ 7,888	102.73%
TOTAL REVENUES	**288,519**	**296,407**	**7,888**	**102.73%**
EXPENDITURES				
Utility Services				
Utility - Electric	7,000	5,564	1,436	79.49%
Total Utility Services	7,000	5,564	1,436	79.49%
Water-Sewer Comb Services				
Utility - Water	6,000	2,787	3,213	46.45%
Total Water-Sewer Comb Services	6,000	2,787	3,213	46.45%
Other Physical Environment				
Contracts-Aquatic Control	19,500	13,455	6,045	69.00%
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	65,616	17,434	79.01%
Landscape Maint. - Racetrack Road Contract	17,000	11,520	5,480	67.76%
Park Facility Maint. & Improvement	1,500	-	1,500	0.00%
Entry/Gate/Walls Maintenance	1,500	2,321	(821)	154.73%
Plant Replacement Program	10,000	9,908	92	99.08%
Miscellaneous Maintenance	3,000	2,969	31	98.97%
Irrigation Maintenance	6,000	6,124	(124)	102.07%
Aquatic Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	179,050	119,456	59,594	66.72%
Road and Street Facilities				
R&M-Sidewalks	6,000	600	5,400	10.00%
R&M-Streetlights	4,500	-	4,500	0.00%
Decorative Light Maintenance	3,000	460	2,540	15.33%
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	10,660	22,840	31.82%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
Parks and Recreation				
Contract - Park Facility Janitorial Maintenance	2,000	8,295	(6,295)	414.75%
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	12,203	(9,103)	393.65%
Total Parks and Recreation	10,067	20,498	(10,431)	203.62%
Reserves				
Capital Reserve	21,832	-	21,832	0.00%
Total Reserves	21,832	-	21,832	0.00%
TOTAL EXPENDITURES & RESERVES	**257,449**	**158,965**	**98,484**	**61.75%**
Excess (deficiency) of revenues Over (under) expenditures	31,070	137,442	106,372	442.36%
OTHER FINANCING SOURCES (USES)				
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	$ -	$ 137,442	$ 137,442	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
REVENUES				
Special Assmnts- Tax Collector	$ 215,224	$ 219,417	$ 4,193	101.95%
TOTAL REVENUES	**215,224**	**219,417**	**4,193**	**101.95%**
EXPENDITURES				
Utility Services				
Utility - Electric	38,000	36,558	1,442	96.21%
Total Utility Services	38,000	36,558	1,442	96.21%
Water-Sewer Comb Services				
Utility - Water	600	353	247	58.83%
Total Water-Sewer Comb Services	600	353	247	58.83%
Other Physical Environment				
Contracts-Aquatic Control	13,000	8,306	4,694	63.89%
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	570	5,430	9.50%
R&M-Pressure Washing	6,000	300	5,700	5.00%
Landscape Maintenance	85,924	61,781	24,143	71.90%
Entry/Gate/Walls Maintenance	3,500	1,462	2,038	41.77%
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	77,075	80,349	48.96%
Road and Street Facilities				
R&M-Sidewalks	4,000	5,710	(1,710)	142.75%
Decorative Light Maintenance	3,000	-	3,000	0.00%
Pavement and Signage Repairs	2,000	-	2,000	0.00%
Holiday Lighting & Decorations	7,000	7,000	-	100.00%
Total Road and Street Facilities	16,000	12,710	3,290	79.44%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
Parks and Recreation				
Gate Phone	2,700	2,116	584	78.37%
R&M-Fountain	500	1,598	(1,098)	319.60%
Total Parks and Recreation	3,200	3,714	(514)	116.06%
TOTAL EXPENDITURES	**215,224**	**130,410**	**84,814**	**60.59%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	89,007	89,007	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
REVENUES				
Special Assmnts- Tax Collector	$ 75,458	$ 76,927	$ 1,469	101.95%
TOTAL REVENUES	**75,458**	**76,927**	**1,469**	**101.95%**
EXPENDITURES				
Utility Services				
Utility - Electric	1,650	1,780	(130)	107.88%
Total Utility Services	1,650	1,780	(130)	107.88%
Water-Sewer Comb Services				
Utility - Water	2,000	930	1,070	46.50%
Total Water-Sewer Comb Services	2,000	930	1,070	46.50%
Other Physical Environment				
Contracts-Aquatic Control	5,958	4,486	1,472	75.29%
Storm Drain Maintenance	650	-	650	0.00%
Insurance - General Liability	3,500	2,514	986	71.83%
R&M-Other Landscape	500	265	235	53.00%
R&M-Pressure Washing	2,200	-	2,200	0.00%
Landscape Maint. - Highland Park Contract	26,000	21,876	4,124	84.14%
Landscape Maint. - Racetrack Road Contract	6,500	3,835	2,665	59.00%
Park Facility Maint. & Improvement	1,000	-	1,000	0.00%
Entry/Gate/Walls Maintenance	1,000	374	626	37.40%
Plant Replacement Program	3,500	3,303	197	94.37%
Miscellaneous Maintenance	250	718	(468)	287.20%
Irrigation Maintenance	5,000	2,041	2,959	40.82%
Aquatic Maintenance	2,042	-	2,042	0.00%
Capital Reserve	2,200	-	2,200	0.00%
Total Other Physical Environment	60,300	39,412	20,888	65.36%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
Road and Street Facilities				
R&M-Sidewalks	2,000	200	1,800	10.00%
R&M-Streetlights	433	-	433	0.00%
Decorative Light Maintenance	1,000	153	847	15.30%
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	553	7,505	6.86%
Parks and Recreation				
Contract - Park Facility Janitorial Maintenance	950	-	950	0.00%
R&M-Fountain	1,000	-	1,000	0.00%
Park Facility Maint. & Improvement	1,500	4,068	(2,568)	271.20%
Total Parks and Recreation	3,450	4,068	(618)	117.91%
TOTAL EXPENDITURES	**75,458**	**46,743**	**28,715**	**61.95%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	30,184	30,184	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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	$ -	$ 5,432	$ 5,432	0.00%
Special Assmnts- Tax Collector	267,568	274,892	7,324	102.74%
TOTAL REVENUES	**267,568**	**280,324**	**12,756**	**104.77%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	42,568	44,875	(2,307)	105.42%
Total Debt Service	267,568	269,875	(2,307)	100.86%
TOTAL EXPENDITURES	**267,568**	**269,875**	**(2,307)**	**100.86%**
Excess (deficiency) of revenues Over (under) expenditures	-	10,449	10,449	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**59,496**		
FUND BALANCE, ENDING		**$ 69,945**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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	$ -	$ 7,137	$ 7,137	0.00%
Special Assmnts- Tax Collector	328,005	335,779	7,774	102.37%
TOTAL REVENUES	**328,005**	**342,916**	**14,911**	**104.55%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	262,000	262,000	-	100.00%
Interest Expense	66,005	68,822	(2,817)	104.27%
Total Debt Service	328,005	330,822	(2,817)	100.86%
TOTAL EXPENDITURES	**328,005**	**330,822**	**(2,817)**	**100.86%**
Excess (deficiency) of revenues Over (under) expenditures	-	12,094	12,094	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**92,927**		
FUND BALANCE, ENDING		**$ 105,021**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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
REVENUES				
Interest - Investments	$ -	$ 14,763	$ 14,763	0.00%
TOTAL REVENUES	**-**	**14,763**	**14,763**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	706,201	(706,201)	0.00%
Total Construction In Progress	-	706,201	(706,201)	0.00%
TOTAL EXPENDITURES	**-**	**706,201**	**(706,201)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(691,438)	(691,438)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**879,964**		
FUND BALANCE, ENDING		**$ 188,526**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

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	$ -	$ 3,609	$ 3,609	0.00%
TOTAL REVENUES	**-**	**3,609**	**3,609**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	3,609	3,609	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**108,140**		
FUND BALANCE, ENDING		**$ 111,749**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

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

Bank Account Statement

Park Place CDD

Bank Account Statement: Bank Account No.: 1794, Statement No.: 24-05

Currency Code

Statement Date	05/31/24	**Statement Balance**	976,072.43
Balance Last Statement	1,021,933.80	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	976,072.43	**Subtotal**	976,072.43
		Outstanding Checks	-17,134.85
G/L Balance at 05/31/24	958,937.58	**Bank Account Balance**	958,937.58

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**24-05**						
02/29/24	Bank Account Ledger Entry	6881	Check for Vendor V00071		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	6906	Check for Vendor V00071		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	6913	Check for Vendor V00123		1	-625.00	-625.00
04/30/24	Bank Account Ledger Entry	6915	Check for Vendor V00042		1	-1,425.00	-1,425.00
04/30/24	Bank Account Ledger Entry	6916	Check for Vendor V00048		1	-2,925.00	-2,925.00
04/30/24	Bank Account Ledger Entry	6917	Check for Vendor V00057		1	-4,779.80	-4,779.80
05/09/24	Bank Account Ledger Entry	6918	Check for Vendor V00050		1	-640.00	-640.00
05/09/24	Bank Account Ledger Entry	6919	Check for Vendor V00057		1	-6,485.00	-6,485.00
05/09/24	Bank Account Ledger Entry	6920	Check for Vendor V00071		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	6921	Check for Vendor V00095		1	-7,541.66	-7,541.66
05/09/24	Bank Account Ledger Entry	6922	Check for Vendor V00100		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	6924	Check for Vendor V00118		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	6925	Check for Vendor V00121		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	6926	Check for Vendor V00123		1	-545.00	-545.00
05/17/24	Bank Account Ledger Entry	DD259	Payment of Invoice 001510		1	-28.48	-28.48
05/17/24	Bank Account Ledger Entry	DD260	Payment of Invoice 001512		1	-129.84	-129.84
05/17/24	Bank Account Ledger Entry	DD261	Payment of Invoice 001514		1	-8.00	-8.00
05/17/24	Bank Account Ledger Entry	DD262	Payment of Invoice 001516		1	-79.46	-79.46
05/17/24	Bank Account Ledger Entry	DD263	Payment of Invoice 001518		1	-38.20	-38.20
05/17/24	Bank Account Ledger Entry	DD264	Payment of Invoice 001519		1	-43.99	-43.99
05/17/24	Bank Account Ledger Entry	DD265	Payment of Invoice 001445		1	-159.83	-159.83
05/17/24	Bank Account Ledger Entry	DD266	Payment of Invoice 001469		1	-130.84	-130.84
05/17/24	Bank Account Ledger Entry	DD267	Payment of Invoice 001440		1	-46.82	-46.82

Bank Account Statement

Park Place CDD

Currency Code

Statement Date	05/31/24	**Statement Balance**	976,072.43
Balance Last Statement	1,021,933.80	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	976,072.43	**Subtotal**	976,072.43
		Outstanding Checks	-17,134.85
G/L Balance at 05/31/24	958,937.58	**Bank Account Balance**	958,937.58

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
05/17/24	Bank Account Ledger Entry	DD268	Payment of Invoice 001442		1	-247.58	-247.58
05/17/24	Bank Account Ledger Entry	DD269	Payment of Invoice 001444		1	-114.48	-114.48
05/17/24	Bank Account Ledger Entry	DD270	Payment of Invoice 001446		1	-429.56	-429.56
05/17/24	Bank Account Ledger Entry	DD271	Payment of Invoice 001480		1	-5,452.60	-5,452.60
05/22/24	Bank Account Ledger Entry	6927	Check for Vendor V00027		1	-3,160.00	-3,160.00
05/22/24	Bank Account Ledger Entry	6928	Check for Vendor V00050		1	-125.00	-125.00
05/22/24	Bank Account Ledger Entry	6929	Check for Vendor V00056		1	-781.50	-781.50
05/22/24	Bank Account Ledger Entry	6930	Check for Vendor V00057		1	-18,651.67	-18,651.67
05/22/24	Bank Account Ledger Entry	6935	Check for Vendor V00118		1	-200.00	-200.00
05/22/24	Bank Account Ledger Entry	6936	Check for Vendor V00121		1	-200.00	-200.00
05/02/24	Bank Account Ledger Entry	JE000394	Tax Revenue/ Debt Service		1	10,332.94	10,332.94
					Total	**-45,861.37**	**-45,861.37**

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	**0**		**Total**

Bank Account Statement

Park Place CDD

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
01/12/23	Payment	6588	Check for Vendor V00117	-200.59
02/16/23	Payment	6605	Check for Vendor V00071	-200.00
02/29/24	Payment	6882	Check for Vendor V00100	-200.00
04/16/24	Payment	6911	Check for Vendor V00103	-200.00
04/30/24	Payment	6914	Check for Vendor V00013	-4,455.85
05/09/24	Payment	6923	Check for Vendor V00103	-200.00
05/22/24	Payment	6931	Check for Vendor V00071	-200.00
05/22/24	Payment	6932	Check for Vendor V00090	-4,720.91
05/22/24	Payment	6933	Check for Vendor V00100	-200.00
05/22/24	Payment	6934	Check for Vendor V00103	-200.00
05/30/24	Payment	6937	Check for Vendor V00042	-3,752.50
05/30/24	Payment	6938	Check for Vendor V00045	-310.00
05/30/24	Payment	6939	Check for Vendor V00048	-2,020.00
05/30/24	Payment	6940	Check for Vendor V00083	-275.00
	Quantity	**14**	**Total**	**-17,134.85**

Sixth Order of Business

6A

Printed: Jun 6, 2024
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Fax: 813-501-1432
Phone: 844-347-0702

Daily Logs List

Jun 5, 2024

Job: SE1384 Highland and Mandolin
Title:
Added By: JS
Log Notes:
Pond 1- Minor amounts of nuisance grasses and algae addressed on this pond.
Pond 3- Algae was targeted
Pond 4- Minor amounts of torpedo grass, algae also targeted
Pond 5- Nuisance grasses were addressed
Pond 8-Treated for grasses and algae
Pond 9- Algae treatment was admistered
Pond 10- Grasses making a comeback, treated for grass growth
Pond 12- Decaying surface algae, targeted grasses
Pond 13-Grasses were addressed
Pond 15- Algae is beginning to decay
Pond 17- Nuisance grasses are on their way out more treatments to come
Pond 18- Algae was addressed
Pond 19- Torpedo grass addressed
Weather Conditions:
Partly Cloudy with Isolated Storms

Wed, Jun 5, 2024, 1:35 PM

95° F
72° F

Wind: 6 mph
Humidity: 90%
Total Precip: 0.01"

Attachments: 4