

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 17, 2020**

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, JUNE 17, 2020**

**4:00 p.m.**

**Call In Number: 1-866-906-9330**

**Access Code: 7979718**

<b>District Board of Supervisors</b>	Chair	Doris Cockerell
	Vice Chair	Darren Booth
	Supervisor	Andrea Jackson
	Supervisor	Cathy Kinser-Powell
	Supervisor	Erica Lavina
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Johnson Engineering	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **4:00 p.m.** Following the **Public Comments on Agenda Item** the meeting will proceed with the third section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**, this section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The final sections are called **Supervisors Request, Audience Questions, Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Park Place Community Development District**

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **June 17, 2020 at 4:00 p.m. via conference call**. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 7979718**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer .....Tab 01
    - i. Speed Hump Proposals- Mandolin Estates & Reserves
    - ii. Curb Damages & Improvements Proposals
    - iii. Parking Space Striping Proposals – Highland Park
- 4. BUSINESS ITEMS**
  - A. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2019.....Tab 02
  - B. Discussion on Bench Proposal.....Tab 03
  - C. Consideration of Resolution 2020-05; Adopting Default Statutory Alternative Investment Policies .....Tab 04
  - D. Discussion on Landscape Enhancements for Calf Path ..... *Under Separate Cover*
  - E. Discussion on Setting New Date for the Mandolin/Windsor Projects
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes May 20, 2020..... Tab 05
  - B. Consideration of Operations and Maintenance Expenditures (Admin) May 2020..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures (HP) May 2020..... Tab 07
  - D. Consideration of Operations and Maintenance Expenditures (W/M) May 2020..... Tab 08
  - E. Review of Financials Statements Month Ending May 31, 2020..... Tab 09
- 6. MANAGEMENT REPORTS**
  - A. District Manager .....Tab 10
    - i. Manager’s Report
    - ii. Action Item List
    - iii. Community Inspection Report
    - iv. Cypress Creek Aquatics Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Howell  
District Manager



TO: **Brian Howell**  
**Park Place CDD District Manager**

FROM: **Phil Chang, P.E.**  
**Park Place CDD District Engineer**

DATE: **March 5, 2020**

RE: **Speed Hump Options**  
**Mandolin Estates and Reserves**

As requested, we undertook a review of Mandolin Estates and Mandolin Reserves with respect to potential locations to add speed humps in order to address speeding concerns expressed within those two neighborhoods within the District.

Two different types of speed humps were considered in our review as follows:

#### Asphalt Speed Hump



#### Concrete and Brick Paver Speed Hump/Table



MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: March 5, 2020  
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The addition of speed humps should also be accompanied by the addition of signage (see example to right) as well as pavement markings as seen in the previous photos.



Concrete and brick paver speed humps/tables were previously installed on Canopy Drive in the Highland Park section of the District in 2018.

Typically, speed humps are intended to reduce speeds to 15-20 mph (the posted speed limit is 15 mph). For speed humps that are used in succession to be effective, they should be spaced no more than a maximum of 500 feet apart.

Attachment A provides the proposed speed hump locations within both communities.

#### Mandolin Estates

Within Mandolin Estates, a total of four speed humps are proposed at the following locations:

- Two on Renaissance View Court
- One on Minaret Drive
- One on Gothic Lane

#### Mandolin Reserves

Within Mandolin Reserves, a total of three speed humps are proposed at the following locations:

- One on Blacksmith Drive
- One on Cavalier Place
- One on Greensleeve Avenue

In general, these locations were chosen due to the long straight-aways that may tend to promote speeding. The one exception being on Gothic Lane in Mandolin Estates where I have personally witnessed drivers using this road to “swiftly” bypass vehicles traveling south on Minaret Drive (south of Gothic Lane) that are intending to exit the community.

Additionally, these locations were chosen in an effort to avoid being placed in front of driveways or other significant access areas.

With regards to permitting, approval of a site plan modification from Hillsborough County will not be required since these roads are not an asset owned or maintained by the County. They have indicated in the past that since they have no interest, their involvement is not necessary.

MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: March 5, 2020  
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### Budgetary Costs

We suggest the following budgetary costs (includes signage and pavement markings for speed humps):

- Asphalt speed humps - \$5,000 each
- Concrete and paver speed humps - \$10,000 each (District to provide brick pavers)

Please note, however, that labor and material costs do fluctuate and, therefore, these costs are only of a budgetary nature and may increase or decrease subject to market conditions.

Lastly, prior to implementation of any speed humps or any method of traffic calming, we recommend that the residents be given an opportunity to provide their input for the consideration of the Board. We also look forward to the Board's input.







Mandolin Reserves  
Potential Speed Hump Locations



Concrete & paver  
speed hump/table



Asphalt speed hump







TO: **Brian Howell**  
**Park Place CDD District Manager**

FROM: **Phil Chang, P.E.**  
**Park Place CDD District Engineer**

DATE: **May 1, 2020**

RE: **Alley Curb – Highland Park**

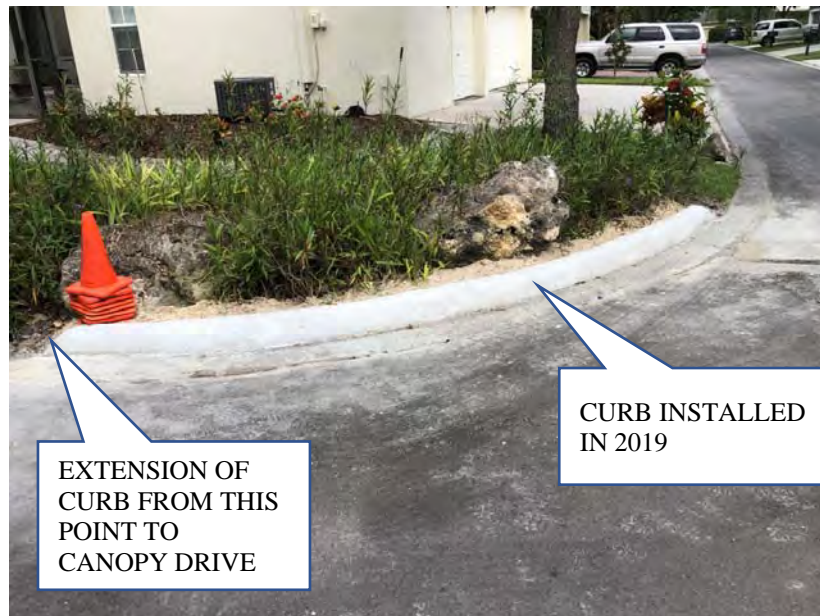
As a result of a homeowner inquiry, we were asked to evaluate a request to install a concrete curb on the east side of the north-south rear alley behind (to the east of) Splendid Lane. The homeowner indicated that he frequently must replace sod (fill in tire ruts) and irrigation heads due to vehicles driving and/or parking on the grass at this location.

The proposed curb would be an extension of the concrete curb previously installed in 2019 and would only be in the north half of the alley as shown below.



MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: May 1, 2020  
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MEMO TO: Brian Howell, Park Place CDD District Manager  
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The construction of the concrete curb is anticipated to reduce the damage to the grass and the homeowner's irrigation system. It will require some adjustments to the existing landscaping and the irrigation heads if in conflict with the proposed curbing.

It is our opinion that the cost to install approximately 125 linear feet of the concrete curb would be in the order of \$5,000.



TO: **Brian Howell**  
**Park Place CDD District Manager**

FROM: **Phil Chang, P.E.**  
**Park Place CDD District Engineer**

DATE: **June 4, 2020**

RE: **Curb Damage & Improvements**

As requested, Johnson Engineering completed a site visit to the intersection of Minaret Drive and Renaissance View Court within Mandolin Reserves. Based on our observation, it appears that the vehicles turning right from Renaissance View Court onto Minaret Drive are “jumping the curb” and driving on the grass as shown in the photo below:



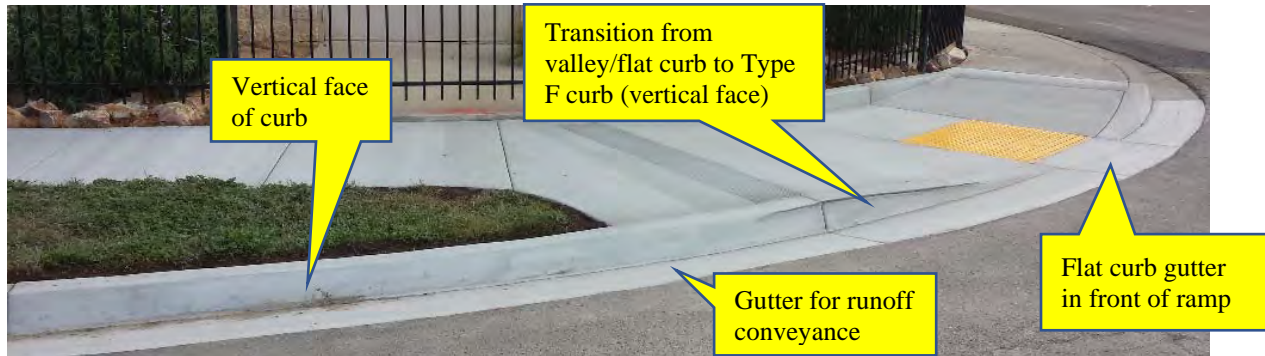
In order to promote a reduction in vehicles driving over the curb and onto the grass, it is suggested that the valley/edge curb be replaced with a FDOT Type F concrete curb (similar to the curb shown



MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: June 4, 2020  
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in the photo below). This type of curb has a more vertical face that reduces the potential for vehicles to drive on to the grass and the gutter will maintain the existing drainage conveyance.



The Type F curb would be constructed in the location shown graphically below. There would be a transition from the valley curb to the Type F curb and then a send transition back to the valley curb. Since there is already damage to the sidewalk ramp, we would also suggest replacement of one sidewalk panel and the flat curb during this improvement.



A budgetary amount for this work would be in the order of \$3,000 to \$3,500.

MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: June 4, 2020  
PAGE: 3 of 5

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As a result of a homeowner inquiry, we were asked to evaluate a request to install a concrete curb on the east side of the north-south rear alley behind (to the east of) Splendid Lane. The homeowner indicated that he frequently must replace sod (fill in tire ruts) and irrigation heads due to vehicles driving and/or parking on the grass at this location.

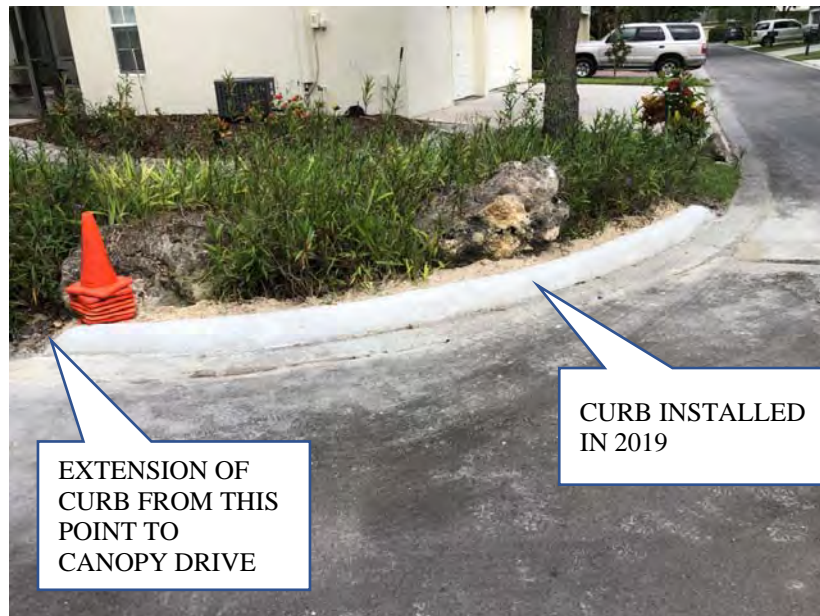
The proposed curb would be an extension of the concrete curb previously installed in 2019 and would only be in the north half of the alley as shown below.





MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: June 4, 2020  
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MEMO TO: Brian Howell, Park Place CDD District Manager  
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The construction of the concrete curb is anticipated to reduce the damage to the grass and the homeowner's irrigation system. It will require some adjustments to the existing landscaping and the irrigation heads if in conflict with the proposed curbing.

It is our opinion that the cost to install approximately 125 linear feet of the concrete curb would be in the order of \$5,000.

In addition, there is some damage to the existing sidewalk and curbs at the north end of the alley (both sides of Canopy Drive).



To repair the damage to the concrete in the aforementioned area, we anticipate that the cost will be in the order of \$2,000 to \$2,500.

Please note, however, that labor and material costs do fluctuate and, therefore, these costs are only of a budgetary nature and may increase or decrease subject to market conditions.





TO: **Brian Howell**  
**Park Place CDD District Manager**

FROM: **Phil Chang, P.E.**  
**Park Place CDD District Engineer**

DATE: **June 4, 2020**

RE: **Parking Space Striping**  
**Highland Park**

As a result of a homeowner inquiry, we undertook a site visit to observe the parking conditions at the single parallel parking space on Fountainhead Drive just east of Canopy Drive at the mailboxes. On the day of our visit, we did observe vehicles parked on an angle in this single parallel parking spot.



We also noted that on Google Earth, although not in every instance, that this has been an ongoing occurrence since at least 2017.



MEMO TO: Brian Howell, Park Place CDD District Manager  
DATE: June 4, 2020  
PAGE: 2 of 2

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To address this safety issue, we have proposed to add striping to this parking spot to clearly define that this is a single parallel parking space as follows:



We requested quotes from three vendors to install thermoplastic striping and received two responses as follows:

1. Driveway Maintenance, Inc. - \$1,429.00
2. Parking Lot Services – 1,765.00

Should the Board wish to proceed, we would recommend that Driveway Maintenance, Inc. be selected to undertake the work since they provided the lowest quote.





Date: Monday, April 13, 2020

Proposal # T20-5966

**Submitted To:**  
Phil Chang  
Johnson Engineering Inc.  
5680 W. Cypress St. Ste. A  
Tampa, FL 33607  
**Contact Information:**  
Phone: (813) 533-2950  
Mobile:  
pchang@johnsoneng.com

**Site Description:** # S127948  
Park Place CDD - Highland Park  
14755 Canopy Drive  
Tampa, FL 33626

Site Contact:  
Site Phone:

**Prepared By:**  
James Surowiecki  
**Contact Information:**  
Mobile: 813-541-1014  
Office: (305) 836-8678  
E-mail: jsurowiecki@driveway.net  
**Project Manager:**  
Mobile:  
Email:

Qty	Proposed Service(s) & Description(s)	Depth
	<b>Thermoplastic Striping</b>	<b>\$1,429.00</b>

1. Clear away loose dirt and debris.
2. Mechanically apply DOT approved thermoplastic road marking material.
3. Crushed glass will be incorporated with the material to provide retro-reflectivity.
4. Additional crushed glass will be mechanically applied to the melted surface of the material. Given the contour and texture of the traffic markings, the appearance of reflectivity will vary.
5. Thermoplastic yellow and white markings will include: two no parking zones consisting of a white 6" border line and 24" cross hatch lines spaced 2' apart.

**PAYMENT TERMS** 30% Down, Balance Net Upon Completion

Project Total **\$1,429.00**

**SERVICE TERMS** Landscape restoration not included in scope of work unless specifically noted. DMI is not responsible for damage to irrigation systems when not properly marked by client. Customer will be notified when work is to be performed. It is the customer's responsibility to make sure the irrigation systems are shut off as to not cause damage to the work performed. DMI will not be responsible for damage to underground utilities in areas of construction as applicable

This proposal may be withdrawn at our option if not accepted within **30 days of Apr 13, 2020**

Certified Pavement Professional James Surowiecki

\_\_\_\_\_

Accepted Authorized Signature

\_\_\_\_\_

Print Name

\_\_\_\_\_

Signature

**www.driveway.net**

MIAMI | 1100 NW 73<sup>rd</sup> St. Miami, FL | FORT LAUDERDALE | 1829 NW 29<sup>th</sup> St. A Oakland Park, FL 33311  
WEST PALM BEACH | 1030 West 15<sup>th</sup> St. Riviera Beach, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916  
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 1901 N 57<sup>th</sup> St., Tampa, FL 33619



## TERMS, CONDITIONS & GUARANTEE

*Driveway Maintenance Inc.. hereafter referred to as "DMI"*

**Terms:** Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGREEMENT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

**Conditions:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

**Notice Of Lien:** Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial \_\_\_\_\_ Date \_\_\_\_\_





# Proposal

## PARKING LOT SERVICES

### GO GREEN WITH PLS!

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

Mr. Phil Change  
Johnson Engineering Inc.  
17900 Hunting Bow Circle, Suite 101  
Lutz, FL 33558

April 13, 2020  
(813) 751-2656  
Park Place CDD  
14755 Canopy Drive  
Tampa, FL 33626

### NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

#### LAYOUT & LINE STRIPE – THERMOPLASTIC

We will layout and line stripe the parking area using our power equipment and the best Federal Specification paint available. The price includes:

##### IN WHITE

- 80 linear feet 6" and 24" Zones

\* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.

LAYOUT & LINE STRIPE.....\$1,765.00 ( )

#### ALTERNATE BID

#### LAYOUT & LINE STRIPE – FDOT PAINT

We will layout and line stripe the parking area using our power equipment and the best Federal Specification paint available. The price includes:

##### IN WHITE

- 80 linear feet 6" and 24" Zones

\* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.

LAYOUT & LINE STRIPE.....\$697.00 ( )

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

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

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



# Proposal

## PARKING LOT SERVICES

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#### PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization.
- Price does not include PERMIT fees, unless explicitly stated. If permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 2 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

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

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





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After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

#### NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

#### SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

Page 3 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

#### Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

#### Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

#### Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

#### Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

#### Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

**I have fully read the above items and will execute any items that pertain to my project accordingly.**

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Page 4 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

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

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





# Proposal

## PARKING LOT SERVICES

### GO GREEN WITH PLS!

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6800  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

Mr. Phil Change  
Johnson Engineering Inc.  
17900 Hunting Bow Circle, Suite 101  
Lutz, FL 33558

April 13, 2020  
(813) 751-2656  
Park Place CDD  
14755 Canopy Drive  
Tampa, FL 33626

### PAYMENT TERMS

**PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT**

**FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –  
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND AGREED UPON IN WRITING**

NAME

DATE

- ☐ Request a Certificate of Insurance  
*(If special verbiage required please provide a sample COI)*
- ☐ Request pictures for invoicing, if needed
- ☐ Please provide AP Contact name, phone number, and email:

*\* Scheduling can be activated upon receipt of a signed copy of the proposal.*



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Page 5 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_

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

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

# Park Place Community Development District

Basic Financial Statements  
For the Year Ended September 30, 2019



## Park Place Community Development District

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Place Community Development District (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Controller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of the District, as of September 30, 2019, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Government Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 31, 2020

Our discussion and analysis of Park Place Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the years ended September 30, 2019 and 2018. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2019:

- The District's total assets and deferred outflows of resources exceeded its liabilities at September 30, 2019 by \$ 3,436,953 (net position).
- The District's total revenues were \$ 1,284,979, \$ 1,273,689 from non-ad valorem assessments, \$ 10,940 from interest income and \$ 350 from miscellaneous income. The District's expenses for this year were \$ 1,406,857. This resulted in a \$ 121,878 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 1,568,643, an increase of \$ 1,189 in comparison with the prior year.

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

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

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

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

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

The government-wide financial statements can be found on pages 7 and 8 of this report.

### **Fund Financial Statements**

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



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

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

The governmental fund financial statements can be found on pages 9 through 13 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 14 through 22 of this report.

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

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2019 and 2018:

Park Place Community Development District Statements of Net Position		
	2019	2018
Assets:		
Current and other assets	\$ 1,620,436	\$ 1,584,616
Capital assets, net	7,049,871	7,419,608
Total assets	8,670,307	9,004,224
Deferred outflows of resources	306,601	330,020
Liabilities:		
Other liabilities	429,955	390,413
Long-term liabilities	5,110,000	5,385,000
Total liabilities	5,539,955	5,775,413
Net position:		
Net investment in capital assets	2,072,779	2,200,935
Restricted for debt service	204,612	176,477
Unrestricted	1,159,562	1,181,419
Total net position	\$ 3,436,953	\$ 3,558,831

**Park Place Community Development District  
Management's Discussion and Analysis  
September 30, 2019**

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**Governmental Activities:** Governmental activities for the year ended September 30, 2019 decreased the District's net position by \$ 121,878 as reflected in the table below:

Park Place Community Development District Statements of Activities		
	2019	2018
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 1,273,689	\$ 1,270,370
General revenue:		
Interest income	10,940	5,426
Miscellaneous income	350	-
Total revenues	<u>1,284,979</u>	<u>1,275,796</u>
Expenses:		
Physical environment	951,516	1,003,593
Interest expense	278,134	289,945
General government	<u>177,207</u>	<u>127,839</u>
Total expenses	<u>1,406,857</u>	<u>1,421,377</u>
Change in net position	(121,878)	(145,581)
Net Position, Beginning of Year	<u>3,558,831</u>	<u>3,704,412</u>
Net Position, End of Year	<u>\$ 3,436,953</u>	<u>\$ 3,558,831</u>

### **Analysis of the Governmental Funds**

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

As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of approximately \$ 1,569,000 an increase of approximately \$ 1,000, as compared to the total balance on October 1, 2018.

### **Capital Assets and Debt Administration**

The District's investment in capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2019 amounted to \$ 7,049,871, and consists of land and improvements, infrastructure, and buildings.

At the end of the year, the District had total bonded debt outstanding of \$ 5,385,000. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 6 on pages 20 through 22 of this report.

### **General Fund Budgetary Highlights**

There were no amendments to the fiscal year 2019 budget. Revenues and expenditures were over the adopted budget which resulted in a negative variance of \$ 75,707 to budget.

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

The fiscal year 2020 General Fund budgeted revenues are \$ 709,845 while budgeted expenditures for the General Fund of the District are \$ 655,995.

### **Requests for Information**

This financial report is designed to provide a general overview of Park Place Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Park Place Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.



# BASIC FINANCIAL STATEMENTS

**Park Place Community Development District**  
**Statement of Net Position**  
**September 30, 2019**

---

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash, cash equivalents and investments	\$ 1,594,157
Assessments receivable	10,472
Prepays	5,136
Deposits	10,671
Capital assets:	
Nondepreciable	1,861,517
Depreciable, net	<u>5,188,354</u>
Total assets	<u>8,670,307</u>
<b>Deferred Outflows of Resources:</b>	
Deferred charge on refunding	<u>306,601</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	51,793
Accrued interest payable	103,162
Bonds payable, due within one year	275,000
Bonds payable, due in more than one year	<u>5,110,000</u>
Total liabilities	<u>5,539,955</u>
<b>Net Position:</b>	
Net investment in capital assets	2,072,779
Restricted for debt service	204,612
Unrestricted	<u>1,159,562</u>
Total net position	<u>\$ 3,436,953</u>

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

**Park Place Community Development District**  
**Statement of Activities**  
**For the Year Ended September 30, 2019**

		Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
	Expenses				
<b>Functions/Programs:</b>					
Governmental activities:					
Physical environment	\$ 951,516	\$ 592,796	\$ -	\$ -	\$ (358,720)
Interest and other debt service costs	278,134	536,982	-	-	258,848
General government	<u>177,207</u>	<u>143,911</u>	<u>-</u>	<u>-</u>	<u>(33,296)</u>
Total governmental activities	\$ <u>1,406,857</u>	\$ <u>1,273,689</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(133,168)</u>
General revenues:					
Interest income					10,940
Miscellaneous income					<u>350</u>
					11,290
Change in net position					(121,878)
Net position, October 1, 2018					<u>3,558,831</u>
Net position, September 30, 2019					\$ <u>3,436,953</u>

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



**Park Place Community Development District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2019**

	<u>General Fund</u>	<u>Series 2014 Debt Service Fund</u>	<u>Series 2008 Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash, cash equivalents and investments	\$ 1,189,470	\$ 218,225	\$ 186,462	\$ 1,594,157
Assessments receivable	6,078	2,788	1,606	10,472
Prepays	5,136	-	-	5,136
Deposits	10,671	-	-	10,671
	<u>1,211,355</u>	<u>221,013</u>	<u>188,068</u>	<u>1,620,436</u>
Total assets	\$ <u>1,211,355</u>	\$ <u>221,013</u>	\$ <u>188,068</u>	\$ <u>1,620,436</u>
<b>Liabilities:</b>				
Accounts payable and accrued expenses	\$ 51,793	\$ -	\$ -	\$ 51,793
	<u>51,793</u>	<u>-</u>	<u>-</u>	<u>51,793</u>
Total liabilities	<u>51,793</u>	<u>-</u>	<u>-</u>	<u>51,793</u>
<b>Fund Balances:</b>				
Nonspendable	15,807	-	-	15,807
Restricted for debt service	-	221,013	188,068	409,081
Unassigned	1,143,755	-	-	1,143,755
	<u>1,159,562</u>	<u>221,013</u>	<u>188,068</u>	<u>1,568,643</u>
Total fund balances	<u>1,159,562</u>	<u>221,013</u>	<u>188,068</u>	<u>1,568,643</u>
Total liabilities and fund balances	\$ <u>1,211,355</u>	\$ <u>221,013</u>	\$ <u>188,068</u>	\$ <u>1,620,436</u>

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

**Park Place Community Development District  
Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
September 30, 2019**

---

**Total Fund Balances of Governmental Funds, Page 9** \$ 1,568,643

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

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

Governmental capital assets	12,549,712
Less accumulated depreciation	(5,499,841)

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

Accrued interest payable	(103,162)
Governmental bonds payable	(5,385,000)
Deferred charge on refunding	<u>306,601</u>

**Net Position of Governmental Activities, Page 7** \$ 3,436,953

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

**Park Place Community Development District  
Statement of Revenues, Expenditures and  
Changes in Fund Balances - Governmental Funds  
For the Year Ended September 30, 2019**

	<b>General Fund</b>	<b>Series 2014 Debt Service Fund</b>	<b>Series 2008 Debt Service Fund</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 736,707	\$ 340,758	\$ 196,224	\$ 1,273,689
Interest income	72	6,528	4,340	10,940
Miscellaneous income	350	-	-	350
Total revenues	<u>737,129</u>	<u>347,286</u>	<u>200,564</u>	<u>1,284,979</u>
<b>Expenditures:</b>				
Current:				
General government	177,207	-	-	177,207
Physical environment	581,779	-	-	581,779
Debt service:				
Principal	-	165,000	100,000	265,000
Interest	-	168,075	91,729	259,804
Total expenditures	<u>758,986</u>	<u>333,075</u>	<u>191,729</u>	<u>1,283,790</u>
Net change in fund balances	(21,857)	14,211	8,835	1,189
<b>Fund Balances, October 1, 2018</b>	<u>1,181,419</u>	<u>206,802</u>	<u>179,233</u>	<u>1,567,454</u>
<b>Fund Balances, September 30, 2019</b>	<u>\$ 1,159,562</u>	<u>\$ 221,013</u>	<u>\$ 188,068</u>	<u>\$ 1,568,643</u>

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



**Park Place Community Development District  
Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances  
of Governmental Funds to the Statement of Activities  
For the Year Ended September 30, 2019**

---

**Net Change in Fund Balances - Total Governmental Funds, Page 11** \$ 1,189

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

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

Less current year provision for depreciation (369,737)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. 265,000

Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Change in accrued interest payable 5,089  
Provision for amortization for deferred charge on refunding (23,419)

**Change in Net Position of Governmental Activities, Page 8** \$ (121,878)

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

**Park Place Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual - General Fund**  
**For the Year Ended September 30, 2019**

---

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
Non-ad valorem assessments	\$ 709,845	\$ 736,707	\$ 26,862
Interest income	-	72	72
Miscellaneous income	-	350	350
	<u>709,845</u>	<u>737,129</u>	<u>27,284</u>
<b>Expenditures:</b>			
Current:			
General government	128,144	177,207	(49,063)
Physical environment	<u>527,851</u>	<u>581,779</u>	<u>(53,928)</u>
	<u>655,995</u>	<u>758,986</u>	<u>(102,991)</u>
Total expenditures			
	<u>655,995</u>	<u>758,986</u>	<u>(102,991)</u>
Net change in fund balance	53,850	(21,857)	(75,707)
<b>Fund Balance, October 1, 2018</b>	<u>1,181,419</u>	<u>1,181,419</u>	<u>-</u>
<b>Fund Balance, September 30, 2019</b>	\$ <u><u>1,235,269</u></u>	\$ <u><u>1,159,562</u></u>	\$ <u><u>(75,707)</u></u>

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

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

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

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

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

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

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

### **Basis of presentation**

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

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

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2019 the District had \$ 1,273,689 in program revenues.



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

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

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

The District reports the following major governmental funds:

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

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

For the year ended September 30, 2019, the District does not report any proprietary funds.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Equity classifications:

#### *Government-wide statements*

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

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

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

#### *Fund statements*

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

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

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

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

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

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

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

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

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

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

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

**Date of management review:** Subsequent events have been evaluated through March 31, 2020, which is the date the financial statements were available to be issued.



### Note 3 - Deposits and Investments

**Deposits:** The District's deposits must be placed with banks and savings and loan institutions which are qualified as public depositories under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's deposits was \$ 1,189,470 and the bank balance was \$ 1,189,420.

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

Investments as of September 30, 2019 were as follows:

	Credit Rating*	Reported Amount - Fair Value or Amortized Cost
Money market funds	AAAm	\$ <u>404,687</u>

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

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

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. As of September 30, 2019, the money market funds are daily liquidity investments.

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

### Note 4 - Interfund Balances

These balances result from the lag between dates (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments are actually made between funds. There was no interfund fund balance at September 30, 2019.

**Note 5 - Capital Assets**

Capital asset activity for the year ended September 30, 2019 was as follows:

	Balance at October 1, 2018	Additions	Deletions	Balance at September 30, 2019
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land and improvements	\$ <u>1,861,517</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>1,861,517</u>
Total capital assets, not being depreciated	<u>1,861,517</u>	<u>-</u>	<u>-</u>	<u>1,861,517</u>
Capital assets, being depreciated:				
Infrastructure	10,095,559	-	-	10,095,559
Buildings	<u>592,636</u>	<u>-</u>	<u>-</u>	<u>592,636</u>
Total capital assets, being depreciated	<u>10,688,195</u>	<u>-</u>	<u>-</u>	<u>10,688,195</u>
Total capital assets	<u>12,549,712</u>	<u>-</u>	<u>-</u>	<u>12,549,712</u>
Less accumulated depreciation for:				
Infrastructure	4,725,206	340,105	-	5,065,311
Buildings	<u>404,898</u>	<u>29,632</u>	<u>-</u>	<u>434,530</u>
Total accumulated depreciation	<u>5,130,104</u>	<u>369,737</u>	<u>-</u>	<u>5,499,841</u>
Total capital assets, being depreciated, net	<u>5,558,091</u>	<u>(369,737)</u>	<u>-</u>	<u>5,188,354</u>
Governmental activities capital assets, net	\$ <u><u>7,419,608</u></u>	\$ <u><u>(369,737)</u></u>	\$ <u><u>-</u></u>	\$ <u><u>7,049,871</u></u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u><u>369,737</u></u>

**Note 6 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2019 is comprised of the following bond issues:

\$ 4,315,000 Special Assessment Refunding Bonds, Series 2014; due in annual installments through May 2034; interest payable semi-annually at 4.50%.	\$ 3,570,000
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**Note 6 - Long-Term Debt (continued)**

\$ 2,680,000 Special Assessment Refunding Bonds, Series 2008; due in annual installments through May 2032; interest payable semi-annually at 4.79%.	<u>1,815,000</u>
	<u>\$ 5,385,000</u>

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2019:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019	Due Within One Year
Bonds from direct borrowings and direct placements:					
Revenue Bonds, Series 2014	\$ 3,735,000	\$ -	\$ 165,000	\$ 3,570,000	\$ 170,000
Refunding Bonds, Series 2008	<u>1,915,000</u>	<u>-</u>	<u>100,000</u>	<u>1,815,000</u>	<u>105,000</u>
	<u>\$ 5,650,000</u>	<u>\$ -</u>	<u>\$ 265,000</u>	<u>\$ 5,385,000</u>	<u>\$ 275,000</u>

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

**\$ 2,680,000 Special Assessment Refunding Bonds, Series 2008** - The District previously issued \$ 2,680,000 in Special Assessment Refunding Bonds, Series 2008 to provide funds which were applied together with other legally available funds to advance refund and redeem the District's Special Assessment Revenue Bonds, Series 2001. The Bonds are payable in annual principal installments through May 2032. Interest at 4.79% is payable semi-annually on the first day of each May and November. The bonds are secured by a pledge of revenues derived from the collection of non-ad valorem special assessments.

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

The Bond Indenture requires a reserve fund equal to \$ 18,966. As of September 30, 2019, the reserve fund account balance was sufficient to satisfy this requirement.

**\$ 4,315,000 Special Assessment Refunding Bonds, Series 2014** - The District previously issued \$ 4,315,000 in Special Assessment Refunding Bonds, Series 2014 to provide funds which were applied together with other legally available funds to advance refund and redeem the District's Special Assessment Revenue Bonds, Series 2003. The Bonds are payable in annual principal installments through May 2034. Interest at 4.50% is payable semi-annually on the first day of each May and November. The bonds are secured by a pledge of revenues derived from the collection of non-ad valorem special assessments.

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

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

The Bond Indenture requires a reserve fund equal to \$ 82,341. As of September 30, 2019, the reserve fund account balance was sufficient to satisfy this requirement.

- c. The annual debt service requirements for the Special Assessment Refunding Bonds, Series 2014 and Series 2008 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	275,000	247,589	522,589
2021	290,000	234,909	524,909
2022	300,000	221,540	521,540
2023	315,000	207,707	522,707
2024	330,000	193,184	523,184
2025-2029	1,895,000	723,222	2,618,222
2030-2034	<u>1,980,000</u>	<u>253,710</u>	<u>2,233,710</u>
	<u>\$ 5,385,000</u>	<u>\$ 2,081,861</u>	<u>\$ 7,466,861</u>

**Note 7 - Risk Management**

The District purchased an insurance policy that provided coverage of up to a \$ 1,000,000 maximum for each general liability occurrence in combination with a maximum annual aggregate coverage of approximately \$ 2,000,000 for the policy year ending September 30, 2019. Other insurance policies carried by the District during the year included automobile, public officials and property liability. Deductible amounts ranged from \$ 0 to \$ 10,000. Settlement amounts have not exceeded insurance coverage during the last three (3) fiscal years.

**Note 8 - Subsequent Events**

In March 2020, the *World Health Organization* declared the outbreak of a coronavirus (COVID-19) a pandemic. As a result, the local and global financial markets are experiencing significant declines and creating economic uncertainties. At this time, it is unknown how this negative outlook will impact the District's financial statements. No adjustments have been made to the accompanying financial statements as result as of the current events.



## OTHER REPORTS OF INDEPENDENT AUDITORS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of Park Place Community Development District (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 31, 2020.

**Internal Control Over Financial Reporting**

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

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

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

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## **Compliance and Other Matters**

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

## **Purpose of this Report**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 31, 2020

## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

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

### Report on the Financial Statements

We have audited the financial statements of Park Place Community Development District, Florida, (the "District"), as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated March 31, 2020.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 31, 2020, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

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



### **Financial Condition and Management**

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

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

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

### **Additional Matters**

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

### **Purpose of this Letter**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 31, 2020

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

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

We have examined Park Place Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2019. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 31, 2020

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**Spearem Enterprises, LLC**  
18865 state rd 54 ste 122  
land o lakes, FL 33558  
(727) 237-2316  
spearem.jmb@gmail.com

**Estimate 1667**

**ADDRESS**

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

**DATE**  
06/05/2020

**TOTAL**  
\$4,200.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Disassemble , replace fasteners, strip, wood needs to be sanded and repainted. Cast Iron parts need sanded and repainted, Steel Cross Bracing needs replaced, rusted thru on each bench. Total of 8 benches. Cost includes Labor and Material.	8	525.00	4,200.00

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

**TOTAL**

**\$4,200.00**

**THANK YOU.**

Accepted By

Accepted Date

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT RESCINDING ANY PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Park Place Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted a written investment policy in accordance with Section 218.415, Florida Statutes; and

**WHEREAS**, the Board desires to rescind any prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds any prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON June 17, 2020.**

**Attest:**

**Park Place Community  
Development District**

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Brian Howell  
Assistant Secretary

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Doris Cockerell  
Chair of the Board of Supervisors



# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 20, 2020 Minutes of Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, May 20, 2020 at 4:00 p.m. via conference call at 1-866-906-9330 with access code 7979718.**

### 1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, May 20, 2020 at 4:00 p.m.**

#### Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair
Darren Booth	Vice Chair
Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were approximately 3 audience members in attendance on the conference call.

### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Engineer

There was nothing to report from the Engineer at this time.

#### B. District Counsel

Mr. Vericker went over that the Board could continue to do telephonic meetings through July and could look to meet in person if a facility was available that could accommodate social distancing requirements.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

Mr. Howell went over the 2021 budget and advised the Board that the main goal for the current meeting was to decide if assessments need to be raised or not. If fees were going to be increased, then there would be statutory requirements that must be initiated. Mr. Howell stated that the District was in a solid financial position currently and that he believed that some of the repairs in the reserve study could be deferred for another year. Based on this, the recommendation of staff was to keep the assessment level the same for 2021 as it was in 2020. Mr. Howell noted that over the next year, the Board needs to review the reserve study plan, add any updates, and likely prepare to have an increase in assessments for 2022 to make sure there will be sufficient funds for future repairs.

Since they were unable to have the special meeting for Windsor/Mandolin on May 5th to consider projects, the Board wanted to know if the projects would be tabled for another year since it they were not included in the budget for 2021. Mr. Howell said the special projects would be funded out of surplus funds and not the O&M budget, and the special meeting could be rescheduled for later in the summer. The Board also noted the likelihood of needing to increase the budget in 2022. There were no resident comments.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**B. Annual Disclosure of Qualified Electors**

Mr. Howell announced that as of April 15, 2020, Park Place CDD had 1,584 qualified electors.

**C. 2020 Election Process**

Mr. Howell went over the open seats for the elections this fall and filing deadline. Seats 1, 2, and 3 will be up for election in November, and the qualifying period is noon on June 8th through noon on June 12th.

**D. Consideration of Resolution 2020-04; General Elections, November 2020**

Mr. Howell reviewed the resolution with the Board.

MOTION TO: Approve Resolution 2020-04.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Kinser-Powell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion passed unanimously

#### **E. Discussion on Landscape Enhancements**

Mr. Howell went over the proposed landscape enhancement for the median islands in the Manor area and stated that there were funds in the budget for this. The Board discussed the proposal. Supervisor Booth wanted a revised proposal and allocate some of the funds to other areas.

MOTION TO: Approve the landscape enhancements proposal.  
MADE BY: Supervisor Jackson  
SECONDED BY: Supervisor Cockerell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/1 – Supervisor Booth opposed

The Board requested for room to be left for access to the dog stations.

#### **F. Discussion on Aquatic Proposals**

Mr. Howell went over the aquatics proposal to replant two ponds in Mandolin/Windsor and noted there were funds in the budget to cover it.

MOTION TO: Approve the aquatics proposals.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Kinser-Powell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion passed unanimously

#### **G. Discussion on Signage Proposal**

Mr. Howell went over the signage proposal for Highland Park and after questions on costs, the number of signs, color, and other concerns, the Board decided to table this item.

MOTION TO: Table the proposal until the next meeting to allow for more research.  
MADE BY: Supervisor Booth  
SECONDED BY: Supervisor Kinser-Powell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion passed unanimously

## 5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes Feb. 19, 2020
- B. Consideration of Operations and Maintenance Expenditures (Admin) February 2020 – April 2020
- C. Consideration of Operations and Maintenance Expenditures (HP) February 2020 – April 2020
- D. Consideration of Operations and Maintenance Expenditures (M/W) February 2020 – April 2020
- E. Review of Financial Statements Month Ending April 30, 2020

The Board reviewed the Consent Agenda. In the minutes, Supervisor Cockerell noted that “is” should be removed from line 79, her last name was misspelled on line 84, and the homeowner mentioned on line 189 was from the Reserves, not the Estates.

MOTION TO: Approve the Consent Agenda with changes to the minutes.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Jackson  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

## 6. MANAGEMENT REPORTS

- A. District Manager’s Report
  - i. Action Item List
  - ii. Community Inspection Reports
  - iii. Cypress Creek Aquatics Report

Mr. Howell went over the action item list with the Board. Mr. Howell requested for the Board to allow towing for vehicles that have expired tags, have been abandoned, or are inoperable. This

would be for designated CDD parking areas/streets. The Board will have a broader towing discussion when they can meet in person.

MOTION TO:	Approve the towing as stated.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

## 7. SUPERVISOR REQUESTS

The Board wanted to confirm that the CDD will reschedule a special meeting for the summer.

## 8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were no audience questions or comments.

## 9. ADJOURNMENT

MOTION TO:	Adjourn at 4:40 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously



*\*These minutes were done in summary format.*

*\*A copy of the audio recording is available on request.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Meritus Districts	9752	\$ 7,227.97			Management Services - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,227.97</b>			

<b>Variable Contract</b>					
Johnson Engineering, Inc.	20181258 000 19	\$ 680.00			Professional Services - thru 04/05/20
Johnson Engineering, Inc.	20181258 000 20	2,125.00	<b>\$ 2,805.00</b>		Professional Services - thru 05/03/20
Keefe McCullough	2097987	7,000.00			FY19 Audit - 04/30/20
<b>Variable Contract Sub-Total</b>		<b>\$ 9,805.00</b>			

<b>Utilities</b>					
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>			

<b>Regular Services</b>					
Supervisor: Andrea Jackson	AJ052020	200.00			Supervisor Fee - 05/20/20
Supervisor: Booth Darren	DB052020	200.00			Supervisor Fee - 05/20/20
Supervisor: Cathy Powell	CP052020	200.00			Supervisor Fee - 05/20/20
Supervisor: Cockerell Doris	DC052020	200.00			Supervisor Fee - 05/20/20
Supervisor: Erica Lavina	EL052020	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 05/20/20
Tampa Bay Times	82307 051020	794.00			Virtual Meeting - 05/10/20
Tampa Bay Times	81193 051720	473.00	<b>\$ 1,267.00</b>		Qualifying Period - 05/17/20
<b>Regular Services Sub-Total</b>		<b>\$ 2,267.00</b>			

<b>Additional Services</b>					
Kaeser & Blair	421071	134.48			Laser Checks - 04/23/20
Meritus Districts	9778	225.00			Emergency Irrigation Call - 04/29/20
<b>Additional Services Sub-Total</b>		<b>\$ 359.48</b>			

### Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
--------	---------------------------	--------	-----------------	-------------------	----------------------

<b>TOTAL:</b>		<b>\$ 19,659.45</b>			
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Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070


# INVOICE

Invoice Number: 9752  
Invoice Date: May 1, 2020  
Page: 1

<b>Bill To:</b>
Park Place CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		4,333.33
		Accounting Services		2,583.34
		Gate management		150.00
		Postage - March		36.30
		Website Administration		125.00
				

Subtotal	7,227.97
Sales Tax	
Total Invoice Amount	7,227.97
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,227.97</b>

Johnson Engineering, Inc.  
 Remit To:  
 P.O. Box 2112  
 Fort Myers, FL 33902  
 Ph: 239.334.0046 Fax: 239.334.3661

Received  
 APR 27 2020

# Invoice

Project Manager Philip Chang

April 23, 2020  
 Project No: 20181258-000  
 Invoice No: 19

FEID #59-1173834

Brian Howell  
 Park Place Community Development District  
 c/o Meritus Districts, Inc.  
 2005 Pan AM Circle, Suite 300  
 Tampa, FL 33607

Project 20181258-000 Park Place CDD

Professional Services through April 5, 2020

Phase 01 General Services

## Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	3/9/2020	.25	170.00	42.50
Review pond site work proposal;				
Chang, Philip	3/23/2020	2.75	170.00	467.50
Site visit to verify Mandolin (Estates & Reserves) pond remediation items addressed/completed; submit statement of inspection to SWFWMD;				
Chang, Philip	3/24/2020	.25	170.00	42.50
Research ownership/wetland question from DM;				
Chang, Philip	4/1/2020	.25	170.00	42.50
Coordination/research regarding irrigation meter installation (@ Calf Path);				
Chang, Philip	4/2/2020	.50	170.00	85.00
Correspondence (phone with Hillsborough County regarding reclaimed water meter permitting/install;				
Totals		4.00		680.00
<b>Total Labor</b>				<b>680.00</b>
			<b>Total this Phase</b>	<b>\$680.00</b>
			<b>Total this Invoice</b>	<b>\$680.00</b>

5130 BRSK  
 3103

**Johnson Engineering, Inc.**

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager

Philip Chang

**Invoice**

May 11, 2020

Project No:

20181258-000

Invoice No:

20

FEID #59-1173834

Brian Howell

Park Place Community Development District

c/o Meritus Districts, Inc.

2005 Pan AM Circle, Suite 300

Tampa, FL 33607

Project

20181258-000

Park Place CDD

**Professional Services through May 3, 2020**

Phase

01

General Services

**Professional Personnel**

		Hours	Rate	Amount
Professional 6				
Chang, Philip	4/8/2020	1.00	170.00	170.00
Review information from County and coordinate to obtain necessary info for reclaimed water meter at Calf Path				
Chang, Philip	4/17/2020	.50	170.00	85.00
Followup on irrigation meter support documentation status; review pond 15 information; Follow up with County regarding pipe under Countryway Blvd.				
Chang, Philip	5/1/2020	1.25	170.00	212.50
Prepare exhibit/memo in response to homeowner inquiry related to damage next to alley in HP/alley curb;				
Totals		2.75		467.50
<b>Total Labor</b>				<b>467.50</b>
<b>Total this Phase</b>				<b>\$467.50</b>

Phase

03

Construction Services

**Professional Personnel**

		Hours	Rate	Amount
Professional 6				
Chang, Philip	4/7/2020	2.00	170.00	340.00
Site visit to identify locations for detectable warning surfaces in Mandolin Reserve; check on parking issue in Highland Park;				
Chang, Philip	4/8/2020	.75	170.00	127.50
Prepare info and details for vendor to provide quote to install detectable warning surfaces in Mandolin Reserve;				
Chang, Philip	4/9/2020	1.25	170.00	212.50
Prepare exhibit to request quotes from vendors for parking space striping; request quote for inlet repair;				
Chang, Philip	4/13/2020	1.00	170.00	170.00
Review and process quote for detectable warning mats (Mandolin Reserves); discuss parking space striping, work with various vendors;				
Chang, Philip	4/17/2020	.50	170.00	85.00
Review inlet repair quote and discuss with DM; discuss/clarify with vendor; finalize/approve quote on behalf of DM;				

KM  
 DBW  
 3/10/20



Project	20181258-000	Park Place CDD			Invoice	20
Chang, Philip	4/22/2020	.275	170.00		467.50	
Discuss inlet connection project issues & provide additional as-built plans to vendor; Site visit to observe repairs;						
Chang, Philip	4/24/2020	1.50	170.00		255.00	
Check on repaired inlet function during storm;						
Totals		9.75			1,657.50	
Total Labor						1,657.50
Total this Phase						\$1,657.50
Total this Invoice						\$2,125.00

**Keefe  
McCullough**  
CPA's + Trusted Advisors

*Park Place Community Development District*

*2005 Pan Am Circle, #300*

*Tampa, FL 33607*

*Invoice No. 2097987*

*Date 04/30/2020*

---

Progress billing for services through April 30, 2020 including:

Audit of the District's financial statements as of and for the  
year ended September 30, 2019.

\$ 7,000.00



**Received**  
**APR 30 2020**

**PARK PLACE CDD**

**MEETING DATE: May 20, 2020**

**DMS Staff Signature** B. Howell

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	\$200
Booth, Darren	✓	Salary Accepted	\$200
Kinser-Powell, Cathy	✓	Salary Accepted	\$200
Andrea Jackson	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200

AJ052020

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/10/20	PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account
05/10/2020	Deirdre Almeida	117357
Total Amount Due		Ad Number
\$794.00		0000082307

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/10/20	05/10/20	0000082307	Times	Legals CLS	Virtual Meeting	1	2x73 L	\$792.00
05/10/20	05/10/20	0000082307	Tampabay.com	Legals CLS	Virtual Meeting AffidavitMaterial	1	2x73 L	\$0.00 \$2.00

5130  
4/801  
M

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# Tampa Bay Times

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## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
05/10/20	PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account
05/10/2020	Deirdre Almeida	117357
Total Amount Due		Ad Number
\$794.00		0000082307

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ATTN: C/O MERTIUS DISTRICTS

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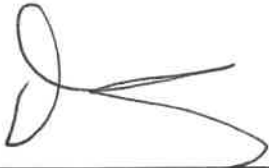
**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Virtual Meeting** was published in **Tampa Bay Times: 5/10/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **05/10/2020**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
 PUBLIC MEETING HELD DURING PUBLIC HEALTH  
 EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Park Place Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, May 20, 2020 at 4:00 P.M. to be conducted by telephonic at 1-866-906-9330 entering access code 7979718# communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website <http://parkplacecdd.org/> or contact Brian Howell beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering Fiscal Year 2021 Proposed Budget. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at [brian.howell@merituscorp.com](mailto:brian.howell@merituscorp.com) by May 12, 2020 at 5:00 P.M. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-873-7300 by the same time noted above. [Questions and comments may be submitted by email after the date and time indicated above or submitted during the meeting for potential consideration by the Board.]

A copy of the agenda may be obtained at the offices of the District Manager, c/o Brian Howell 2005 Pan Am Circle Suite 300, Tampa, FL 3307 ("District Manager's Office") during normal business hours or on the District's website <http://parkplacecdd.org/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

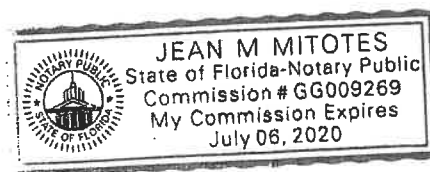
As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager,  
 Brian Howell

Run Date 5/10/202

0000082307





Times Publishing Company

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/17/20		PARK PLACE CDD	
Billing Date		Sales Rep	Customer Account
05/17/2020		Deirdre Almeida	117357
Total Amount Due			Ad Number
\$473.00			0000081193

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/17/20	05/17/20	0000081193	Times	Legals CLS	Qualifying Period	1	2x44 L	\$473.00
05/17/20	05/17/20	0000081193	Tampabay.com	Legals CLS	Qualifying Period	1	2x44 L	\$0.00

51300  
4501

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DEPT 3396

PO BOX 123396

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### ADVERTISING INVOICE

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05/17/20		PARK PLACE CDD	
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05/17/2020		Deirdre Almeida	117357
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\$473.00			0000081193

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ATTN: C/O MERTIUS DISTRICTS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Period** was published in **Tampa Bay Times: 5/17/20** in said newspaper in the issues of **Baylink Hillsborough**

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

Signature Affiant

Sworn to and subscribed before me this 05/17/2020

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR  
THE BOARD OF SUPERVISORS OF THE PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisor of the Park Place Community Development District will commence at noon on June 8, 2020 and close at noon on June 12, 2020. Candidates may qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center  
Attn: Candidate Services  
601 E. Kennedy Blvd., 16th Floor  
Tampa, FL 33602  
Telephone: (813) 272-5850

Robert L. Gilder Elections Service Center  
Attn: Candidate Services  
2514 North Falkenburg Road  
Tampa, FL 33619  
Telephone: (813) 744-5900

Website: [www.voteHillsborough.org](http://www.voteHillsborough.org)

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

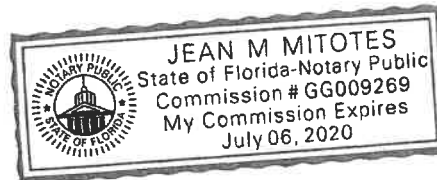
The Park Place Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

District Manager,  
Brian Howell

Run Date: May 17, 2020

0000081193





4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

# INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 00421071  
DATE: 5/08/20

CUSTOMER NUMBER 003044331

DEALER NUMBER 88178

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PARK PLACE CDD  
ATTN: TERESA FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

**SHIP TO:**

PARK PLACE CDD  
2005 PAN AM CIRCLE #300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

**YOUR PO NUMBER**

PARK PLACE CHECKS

**DATE SHIPPED**

4/23/20

**SHIP VIA**

GROUND

**TERMS**

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	500 - LASER CHECKS, MARBLE BLUE	119.0000	119.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL 119.00  
\*\* SALES TAX .00  
LESS: PAYMENT/DEPOSIT .00  
SHIPPING & HANDLING 15.48  
TOTAL DUE 134.48

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003044331

88178

3771 Solutions Center  
Chicago, IL 60677-3007

PARK PLACE CDD  
ATTN: TERESA FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
ATTN: TERESA FARLOW  
TAMPA, FL 33607

## REMITTANCE

INVOICE NO. 00421071  
DATE: 5/08/20

TOTAL DUE: 134.48  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.



Park Place Community Development District  
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
--------	------------------------	----------------------	------------------	---------------	--------------	--	------------------------------------	----------------------

<b>Monthly Contract</b>								
Yellowstone	TM106345	13,581.27	4,527.09	18,108.36				Landscape Maintenance - May
<b>Monthly Contract Sub-Total</b>				<b>\$18,108.36</b>				

<b>Variable Contract</b>								
<b>Variable Contract Sub-Total</b>				<b>\$0.00</b>				

<b>Utilities</b>								
BOCC	2640510000 042320	18.47	6.16	24.63				HP - Water Service - thru 04/20/20
BOCC	3478300000 042320	(340.59)	(113.53)	(454.12)				HP - Reclaim Water Service - thru 04/20/20
BOCC	3640510000 042320	42.62	14.21	56.82				HP - Water Service - thru 04/20/20
BOCC	4121609190 042320	62.69	20.90	83.59				HP - Reclaim Water Service - thru 04/20/20
BOCC	4121609190 052220	107.12	35.71	142.82				HP - Reclaim Water Service - thru 05/18/20
BOCC	4439866474 042320	35.41	11.80	47.21				HP - Reclaim Water Service - thru 04/20/20
BOCC	4478300000 042320	268.58	89.53	358.10	<b>\$259.05</b>			HP - Reclaim Water Service - thru 04/20/20
Tampa Electric	311000010091 050520	197.82	65.94	263.76				HP - Electric Service - thru 04/22/20
<b>Utilities Sub-Total</b>				<b>\$522.81</b>				

<b>Regular Services</b>								
Spearem Enterprises, LLC	4209	225.00	75.00	300.00				HP - Clean Playground - thru 04/20/20
Spearem Enterprises, LLC	4228	225.00	75.00	300.00	<b>\$600.00</b>			HP - Clean Playground - thru 05/20/20
<b>Regular Services Sub-Total</b>				<b>\$600.00</b>				

<b>Additional Services</b>								
Don Harrison Enterprises	2663	90.00	30.00	120.00				HP - Reset Clock - 04/25/20
Site Masters of Florida, LLC	042820 2	3,000.00	1,000.00	4,000.00				HP - Reconnected Curb Drain Inlet - 04/28/20
Yellowstone	TM110251	467.00	155.67	622.66				HP - Irrigation Repairs - 05/05/20
Yellowstone	TM110252	195.77	65.26	261.03				HP - Irrigation Repairs - 05/05/20
Yellowstone	TM112133	2,671.88	890.63	3,562.51				HP - Irrigation Repairs - 05/11/20
Yellowstone	TM113691	133.09	44.36	177.45				HP - Irrigation Repairs - 05/19/20
Yellowstone	TM113692	229.88	76.63	306.51				HP - Irrigation Repairs - 05/19/20
Yellowstone	TM115141	155.27	51.76	207.03	<b>\$5,137.19</b>			HP - Irrigation Repairs - 05/26/20

Park Place Community Development District  
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Additional Services Sub-Total				\$9,257.19				
<b>Total</b>				\$28,488.36				

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



## INVOICE

INVOICE #	INVOICE DATE
TM 106345	5/1/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** May 31, 2020

**Invoice Amount:** \$18,108.36

Description	Current Amount
Monthly Landscape Maintenance May 2020	\$18,108.36

**Invoice Total** **\$18,108.36**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	04/23/2020	05/14/2020

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	03/19/2020	3987	04/20/2020	4017	3000	ACTUAL	WATER

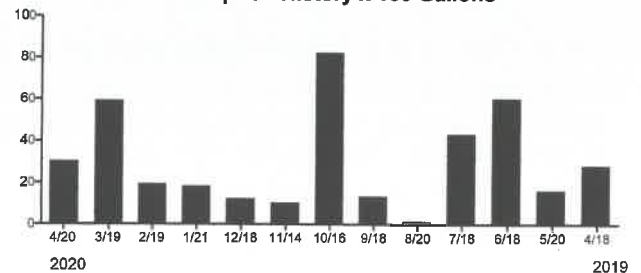
#### Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$8.79
Water Base Charge	\$9.18
Water Usage Charge	\$2.25
<b>Total Service Address Charges</b>	<b>\$24.63</b>

#### Summary of Account Charges

Previous Balance	\$36.51
Net Payments - Thank You	(\$36.51)
Total Account Charges	<b>\$24.63</b>
<b>AMOUNT DUE</b>	<b>\$24.63</b>

Consumption History x 100 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

**Received**  
**APR 30 2020**

DUE DATE	05/14/2020
AMOUNT DUE	\$24.63
AMOUNT PAID	

0026405100004

82  
00000024638



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	04/23/2020	05/14/2020

Service Address: 14731 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	03/19/2020	484691	04/20/2020	484691	0	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$4.36
<b>Total Service Address Charges</b>	<b>\$4.36</b>

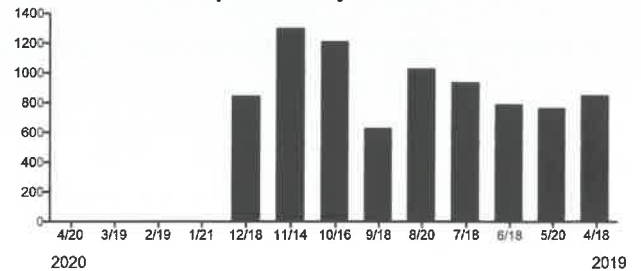
#### Summary of Account Charges

Previous Balance	(\$458.48)
Net Payments - Thank You	\$0.00
Credit Amount	(\$458.48)
Total Account Charges	<b>\$4.36</b>
<b>AMOUNT DUE</b>	<b>(\$454.12)</b>

#### Notice

CREDIT BALANCE - DO NOT PAY.

Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

**Received**  
565  
**APR 30 2020**

**DUE DATE** 05/14/2020

**Credit Balance  
DO NOT PAY**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	04/23/2020	05/14/2020

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	03/19/2020	8640	04/20/2020	8640	0	ACTUAL	WATER

**Service Address Charges**

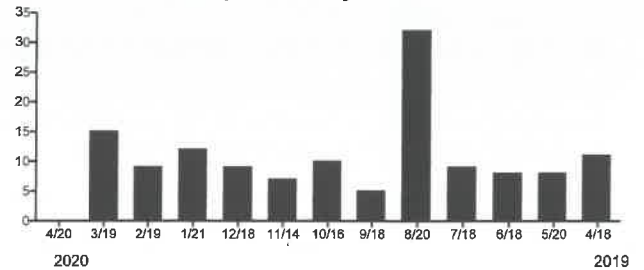
Customer Bill Charge	\$4.41
Water Base Charge	\$15.33
Sewer Base Charge	\$37.08
<b>Total Service Address Charges</b>	<b>\$56.82</b>

**Summary of Account Charges**

Previous Balance	\$69.52
Net Payments - Thank You	(\$69.52)
<b>Total Account Charges</b>	<b>\$56.82</b>

<b>AMOUNT DUE</b>	<b>\$56.82</b>
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Consumption History x 100 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

Received  
APR 30 2020

DUE DATE	05/14/2020
AMOUNT DUE	\$56.82
AMOUNT PAID	

0036405100003

00000056821



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	04/23/2020	05/14/2020

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	03/19/2020	128826	04/20/2020	131355	252900	ACTUAL	RECLAIM

**Service Address Charges**

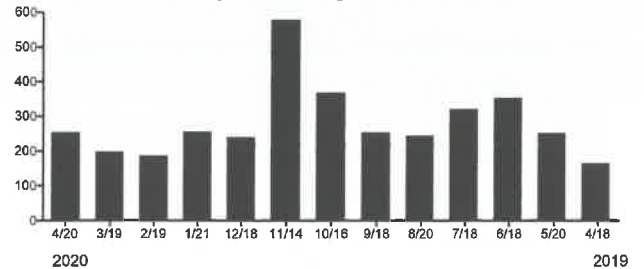
Reclaimed Water Usage Charge	\$83.59
<b>Total Service Address Charges</b>	<b>\$83.59</b>

**Summary of Account Charges**

Previous Balance	\$50.99
Net Payments - Thank You	(\$50.99)
<b>Total Account Charges</b>	<b>\$83.59</b>

<b>AMOUNT DUE</b>	<b>\$83.59</b>
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Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 4121609190

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

**Received**  
APR 30 2020

DUE DATE	05/14/2020
AMOUNT DUE	\$83.59
AMOUNT PAID	

0041216091904

85  
00000083592



**Hillsborough**  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	05/22/2020	06/12/2020

**Service Address:** 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	04/20/2020	131355	05/18/2020	134923	356800	ACTUAL	RECLAIM

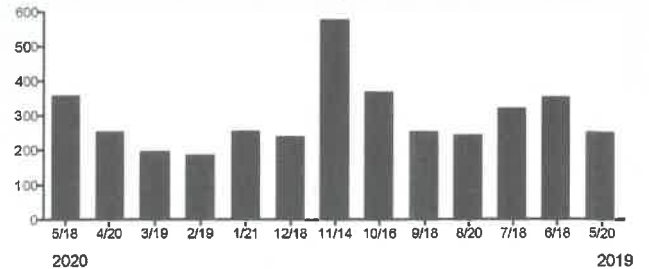
**Service Address Charges**

Reclaimed Water Usage Charge	\$142.82
<b>Total Service Address Charges</b>	<b>\$142.82</b>

**Summary of Account Charges**

Previous Balance	\$83.59
Net Payments - Thank You	(\$83.59)
Total Account Charges	<b>\$142.82</b>
<b>AMOUNT DUE</b>	<b>\$142.82</b>

**Consumption History x 1000 Gallons**



**Hillsborough**  
County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4121609190**

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

2,203

<b>DUE DATE</b>	06/12/2020
<b>AMOUNT DUE</b>	\$142.82
<b>AMOUNT PAID</b>	

0041216091904

86  
00000142828





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	04/23/2020	05/14/2020

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
17561145	03/19/2020	366146	04/20/2020	368770	262400	ACTUAL	RECLAIM

**Service Address Charges**

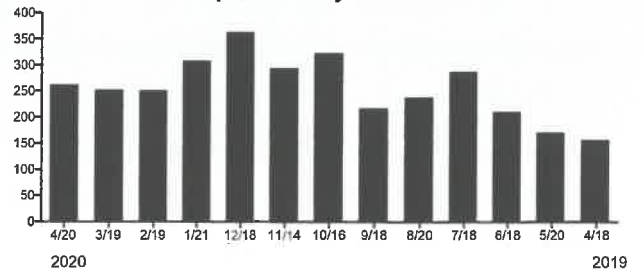
Reclaimed Water Usage Charge	\$47.21
<b>Total Service Address Charges</b>	<b>\$47.21</b>

**Summary of Account Charges**

Previous Balance	\$44.92
Net Payments - Thank You	(\$44.92)
<b>Total Account Charges</b>	<b>\$47.21</b>

<b>AMOUNT DUE</b>	<b>\$47.21</b>
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Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 4439866474

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**

Received

APR 30 2020



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

DUE DATE	05/14/2020
AMOUNT DUE	\$47.21
AMOUNT PAID	

0044398664746

87  
00000047217



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	04/23/2020	05/14/2020

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61064416	03/19/2020	39289	04/20/2020	50118	1082900	ACTUAL	RECLAIM

#### Service Address Charges

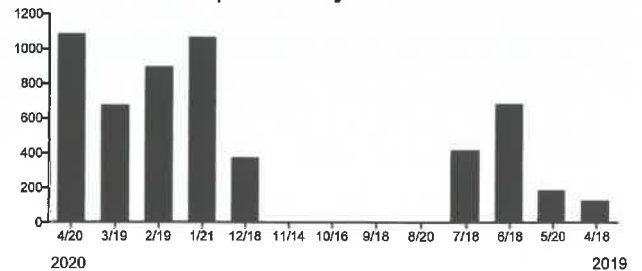
Reclaimed Water Usage Charge	\$358.10
<b>Total Service Address Charges</b>	<b>\$358.10</b>

#### Summary of Account Charges

Previous Balance	\$123.60
Net Payments - Thank You	(\$123.60)
<b>Total Account Charges</b>	<b>\$358.10</b>

<b>AMOUNT DUE</b>	<b>\$358.10</b>
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Consumption History x 1000 Gallons



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4478300000**

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**

Received

APR 30 2020



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

DUE DATE	05/14/2020
AMOUNT DUE	\$358.10
AMOUNT PAID	

0044783000001

00000358101





## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 05/05/20  
Account: 311000010091

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



Current month's charges:	\$3,663.60
Total amount due:	\$3,660.57
Payment Due By:	05/19/20

### Your Account Summary

Previous Amount Due	\$3,704.30
Payment(s) Received Since Last Statement	-\$3,704.30
Miscellaneous Credits	-\$3.03
Credit balance after payments and credits	-\$3.03
<b>Current Month's Charges</b>	<b>\$3,663.60</b>
<b>Total Amount Due</b>	<b>\$3,660.57</b>

**DO NOT PAY. Your account will be drafted on 05/19/20**

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://tecoaccount.com)

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



### More options for you.

Visit [tecoaccount.com](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

53102 53104 53106  
4361 4301 4301 08  
\$3061<sup>70</sup> \$448<sup>79</sup> \$150

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Current month's charges:	\$3,663.60
Total amount due:	\$3,660.57
Payment Due By:	05/19/20
<b>Amount Enclosed</b>	<b>\$</b>

700500001289 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/19/20

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

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" seven years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outages

877-832-6747

### Power Outages

877-588-1010

### Electric Energy-Saving Programs

813-275-3909

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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### Your payment options are:

- Schedule free one-time or recurring payments at **[tecoaccount.com](http://tecoaccount.com)** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at **[peoplesgas.com](http://peoplesgas.com)** or **[tampaelectric.com](http://tampaelectric.com)**.
- Pay by credit card using KUBRA EZ-PAY at **[tecoaccount.com](http://tecoaccount.com)** or by calling **866-689-6469**.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite **[peoplesgas.com](http://peoplesgas.com)** o **[tampaelectric.com](http://tampaelectric.com)** para ver esta información en español.

## Billed Individual Accounts



00000035-0000368- Page 5 of 20

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$25.28
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$938.69
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1631.09
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$257.89
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$227.57
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$341.57
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$40.46
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$33.81
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$28.25
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$34.73
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$41.11
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$27.04
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$36.11



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211007038386  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/20/20 to 04/20/20

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

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

00000035-0000388-Page 6 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265066	04/20/20	609		536		73 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						73 kWh @ \$0.06010/kWh \$4.39		
Fuel Charge						73 kWh @ \$0.03016/kWh \$2.20		
Florida Gross Receipt Tax						\$0.63		
<b>Electric Service Cost</b>						<b>\$25.28</b>		
<b>Current Month's Electric Charges</b>						<b>\$25.28</b>		

## Miscellaneous Credits

Deposit Refund - \$3.00

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - \$0.03

**Total Current Month's Credits - \$3.03**



## ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1695 kWh @ \$0.02871/kWh	\$48.66
Fixture & Maintenance Charge	22 Fixtures	\$310.58
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1695 kWh @ \$0.02989/kWh	\$50.66
Florida Gross Receipt Tax		\$2.55
<b>Lighting Charges</b>		<b>\$938.69</b>
<b>Current Month's Electric Charges</b>		<b>\$938.69</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1352 kWh @ \$0.02871/kWh	\$38.82
Fixture & Maintenance Charge	43 Fixtures	\$624.84
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1352 kWh @ \$0.02989/kWh	\$40.41
Florida Gross Receipt Tax		\$2.03

#### Lighting Charges

**\$1,631.09**

#### Current Month's Electric Charges

**\$1,631.09**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022232  
**Statement Date:** 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	183 kWh @ \$0.02871/kWh	\$5.25
Fixture & Maintenance Charge	7 Fixtures	\$96.19
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	183 kWh @ \$0.02989/kWh	\$5.47
Florida Gross Receipt Tax		\$0.27
<b>Lighting Charges</b>		<b>\$257.89</b>
<b>Current Month's Electric Charges</b>		<b>\$257.89</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	234 kWh @ \$0.02871/kWh	\$6.72
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.02989/kWh	\$6.99
Florida Gross Receipt Tax		\$0.35
<b>Lighting Charges</b>		<b>\$227.57</b>
<b>Current Month's Electric Charges</b>		<b>\$227.57</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	276 kWh @ \$0.02871/kWh	\$7.92
Fixture & Maintenance Charge	9 Fixtures	\$131.22
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	276 kWh @ \$0.02989/kWh	\$8.25
Florida Gross Receipt Tax		\$0.41
<b>Lighting Charges</b>		<b>\$341.57</b>

#### Current Month's Electric Charges

**\$341.57**

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# ACCOUNT INVOICE

tampaelectric.com



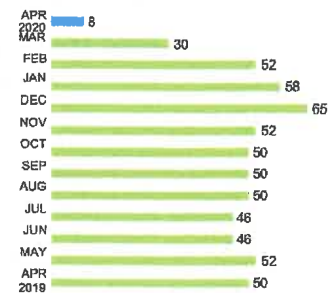
**Account:** 211015022745  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/23/20

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	04/23/20	15,858		15,621		237 kWh	1	31 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						237 kWh @ \$0.06010/kWh \$14.24		
Fuel Charge						237 kWh @ \$0.03016/kWh \$7.15		
Florida Gross Receipt Tax						\$1.01		
<b>Electric Service Cost</b>						<b>\$40.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$40.46</b>		



**Account:** 211015022836  
**Statement Date:** 04/30/20



## Details of Charges – Service from 03/24/20 to 04/22/20

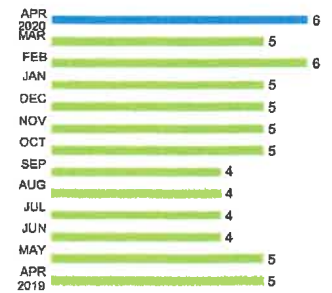
Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	04/22/20	1,560	1,395		165 kWh	1	30 Days
Basic Service Charge					\$18.06		
Energy Charge					165 kWh @ \$0.06010/kWh	\$9.92	
Fuel Charge					165 kWh @ \$0.03016/kWh	\$4.98	
Florida Gross Receipt Tax					\$0.85		
<b>Electric Service Cost</b>						<b>\$33.81</b>	
<b>Current Month's Electric Charges</b>						<b>\$33.81</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 04/30/20

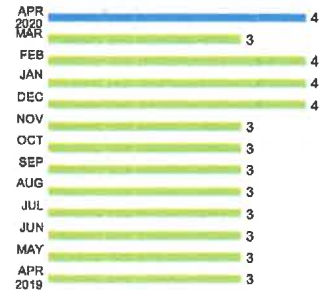
## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	04/22/20	1,062		957		105 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						105 kWh @ \$0.06010/kWh		
Fuel Charge						105 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$0.71		
<b>Electric Service Cost</b>						<b>\$28.25</b>		
<b>Current Month's Electric Charges</b>						<b>\$28.25</b>		



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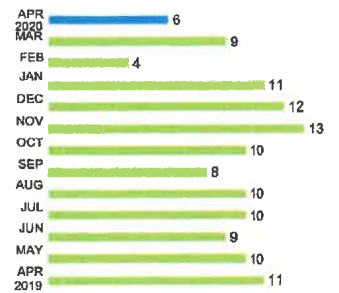
**Account:** 211015023099  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	04/22/20	2,993		2,818		175 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						175 kWh @ \$0.06010/kWh \$10.52		
Fuel Charge						175 kWh @ \$0.03016/kWh \$5.28		
Florida Gross Receipt Tax						\$0.87		
<b>Electric Service Cost</b>						<b>\$34.73</b>		
<b>Current Month's Electric Charges</b>						<b>\$34.73</b>		



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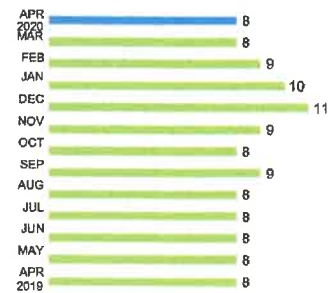
**Account:** 211015023214  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	04/22/20	3,065		2,821		244 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						244 kWh @ \$0.06010/kWh \$14.66		
Fuel Charge						244 kWh @ \$0.03016/kWh \$7.36		
Florida Gross Receipt Tax						\$1.03		
<b>Electric Service Cost</b>						<b>\$41.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$41.11</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023339  
**Statement Date:** 04/30/20



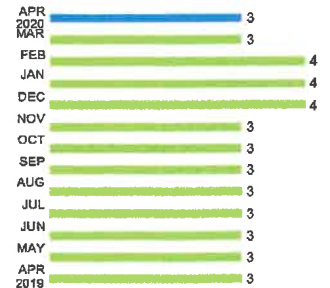
## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	04/22/20	1,090		998		92 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						92 kWh @ \$0.06010/kWh \$5.53		
Fuel Charge						92 kWh @ \$0.03016/kWh \$2.77		
Florida Gross Receipt Tax						\$0.68		
<b>Electric Service Cost</b>						<b>\$27.04</b>		
<b>Current Month's Electric Charges</b>						<b>\$27.04</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	04/22/20	2,311		2,121		190 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						190 kWh @ \$0.06010/kWh \$11.42		
Fuel Charge						190 kWh @ \$0.03016/kWh \$5.73		
Florida Gross Receipt Tax						\$0.90		
<b>Electric Service Cost</b>						<b>\$36.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$36.11</b>		
<b>Total Current Month's Charges</b>						<b>\$3,663.60</b>		

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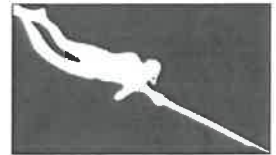
**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

**INVOICE #** 4209**DATE** 05/04/2020**DUE DATE** 05/19/2020**TERMS** Net 15

57201  
BY 4/6/20

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> 3-30-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 4-6-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 4-13-2020 Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 4-20-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
			0.00
<b>Material</b> Hand Soap, Toilet Paper, Trash Can liners, Koala Infant changing pads please note this cost typically goes up to more residents using facilities.	1	25.00	25.00
<b>Labor</b> Extra Commercial, Park Can be taking care of by Spearem., weekly basis.....	1	35.00	35.00

BALANCE DUE

**\$300.00**

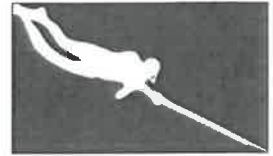
**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

**INVOICE # 4228****DATE 05/20/2020****DUE DATE 06/04/2020****TERMS Net 15**

57204  
4612  
N

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> 4-27-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 5-6-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 5-13-2020 Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 5-20-2020: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
			0.00
<b>Material</b> Hand Soap, Toilet Paper, Trash Can liners, Koala Infant changing pads please note this cost typically goes up to more residents using facilities.	1	25.00	25.00
<b>Labor</b> Extra Commercial, Park Can being taking care of by Spearem., weekly basis.....	1	35.00	35.00

BALANCE DUE

**\$300.00**



COST		QTY.	ITEM	UNIT PRICE	PRICE
<div>Don Harrison Enterprises</div> <div>2510 Priscilla Ct. • Lutz, FL 33559-5679 (813) 363-6286 # 112215</div> <div>No 2663</div> <div>DATE 04-25-20</div>					
NAME		PARK PLACE CIRCLE			
STREET		2005 PARKWAY CIRCLE STE 300			
CITY		TAMPA			
JOB NAME/LOCATION		HIGHLAND PARK			
ADDRESS		HIGHLAND PARK			
SCHEDULED DATE/TIME					
WORK TAKEN BY		DAN			
ORDERED BY		Gene Roberts			
DESCRIPTION OF WORK		Reset Programmable Clock at Highland Park.			
TECHNICIAN		[Signature]			
ARRIVE		LEAVE		TOTAL HRS	TOTAL LABOR
CHARGES		PARTS		AMOUNT	
TOTALS		LABOR		80.00	
PERMITS		SERVICE CALL		40.00	
MISC.		PREVENTIVE MAINTENANCE DISCOUNT			
LABOR		TOTAL AMOUNT DUE		120.00	
TOTAL					
AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.					
CUSTOMER SIGNATURE					
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.					
DATE COMPLETED 04-25-20					
TERMS: Net Due Upon Completion					

Site Masters of Florida, LLC  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
(813)917-9567

---

INVOICE  
#042820-2

To: Park Place CDD  
2005 PanAm Circle, Suite 120  
Tampa, FL 33607

53904  
4309

Date: April 28, 2020

Re-connected existing curb drain inlet,  
located southwest of Goddard School,  
to existing concrete storm drain pipe.

**TOTAL DUE \$4000**



## INVOICE

INVOICE #	INVOICE DATE
TM 110251	5/5/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** June 4, 2020

**Invoice Amount:** \$622.66

Description	Current Amount
Move Main Line Moved mainline and wires out of way of road construction and reconnected and buried and marked to keep them from hitting our main line . Irrigation Repairs	\$622.66

**Invoice Total** \$622.66

IN COMMERCIAL LANDSCAPING

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



Proposal #61222  
Date: 04/28/2020  
From: Timothy Bowersox

Proposal For

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

main:  
mobile:

Location

11740 Casa Lago Lane  
Westchase, FL 33607

Property Name: Park Place CDD

Move Main Line

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	9.00	\$59.15	\$532.35
2" PVC Schedule 40 Pipe	40.00	\$1.48	\$59.00
2" Elbow	4.00	\$3.98	\$15.90
2" T	1.00	\$4.58	\$4.58
2" X 1" T	1.00	\$4.58	\$4.58
2" X 1 1/2" Reducer Bushing	2.00	\$3.13	\$6.25

Client Notes

Moved mainline and wires out of way of road construction and reconnected and buried and marked to keep them from hitting our main line .

Signature

x

SUBTOTAL	\$622.66
SALES TAX	\$0.00
TOTAL	\$622.66

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

## Bowersox, Tim

---

**From:** Brian Howell <brian.howell@merituscorp.com>  
**Sent:** Wednesday, April 29, 2020 2:50 PM  
**To:** Bowersox, Tim  
**Subject:** RE: Mandolin Estates

\*\*\* CAUTION \*\*\* THIS EMAIL ORIGINATED FROM OUTSIDE OF THE ORGANIZATION. DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNIZE THE SENDER, VERIFIED THE ACCURACY OF THE EMAIL ADDRESS, AND KNOW THE CONTENT IS SAFE.

Understood and approved. Thanks Tim

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** "Bowersox, Tim" <tbowersox@yellowstonelandscape.com>  
**Date:** 4/29/20 2:47 PM (GMT-05:00)  
**To:** Brian Howell <brian.howell@merituscorp.com>  
**Subject:** Mandolin Estates

Brian,

We had to move a valve and mainline do to the road construction over at mandolin estates, I already had them do the work so as we were not without water. It will be about \$600-\$650 so I will need your approval before I can invoice. Just a simple reply to this email will be fine. Let me know if you have any questions.

Thanks,

Tim

**Tim Bowersox** | Account Manager-Tampa  
Yellowstone Landscape  
30319 Commerce Drive, San Antonio, FL 33576  
Ph: 813.223.6999 | Cell: 813.714.2520 | [www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)



## INVOICE

INVOICE #	INVOICE DATE
TM 110252	5/5/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** June 4, 2020

**Invoice Amount:** \$261.03

Description	Current Amount
Main Line Repair Repaired main line leak at park on Canopy and Perfect Place. Irrigation Repairs	\$261.03

**Invoice Total** \$261.03

Excellence  
IN COMMERCIAL LANDSCAPING

4500 5390

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



Proposal #61771  
Date: 04/30/2020  
From: Timothy Bowersox

Proposal For

Meritus

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Main Line Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	4.00	\$59.15	\$236.60
2" T	1.00	\$4.90	\$4.90
2" Expansion Coupling	1.00	\$19.53	\$19.53

Client Notes

Repaired main line leak at park on Canopy and Perfect Place.

Signature

x

SUBTOTAL \$261.03

SALES TAX \$0.00

TOTAL \$261.03

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

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

Contact

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

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

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

Assigned To

Timothy Bowersox

Office:  
tbowersox@yellowstonelandscape.com



**Bill To:**

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

**Property Name:** Park Place CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 112133	5/11/2020
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 10, 2020

**Invoice Amount:** \$3,562.51

Description	Current Amount
-------------	----------------

**Fountain Park Controller Option #1**

During our audit we found 2 areas with compromised wires one area is after zone # 17 and only goes to 2 valves along south side of Race Track Rd For this price we would repair 5 spray heads and 14 nozzles, add 4-1 station decoders and 7 1- station battery operated controllers. what we found was 16 Battery operated controllers all zones in center island along Racetrack Rd. and we would have to add for zones 18,19 on left side of entrance and zones # 35 ,36 on right side of entrance. At Fountain head Dr. and Racetrack Rd. (This price does not include replacing any wire.) The other area of wire that is compromised is from the park to Race track Rd along Fountain Head Dr. This Price also includes 1 lateral line repair.

Irrigation Repairs

\$3,562.51

53909  
4587

Q

IN COMMERCIAL LANDSCAPING

Invoice Total

\$3,562.51

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



Proposal #51961

Date: 02/28/2020

From: Timothy Bowersox

**Proposal For**

**Meritus**

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

main:  
mobile:

**Location**

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Fountain Park Controller Option #1

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	16.50	\$59.15	\$975.98
6" Spray Head	10.00	\$12.30	\$123.00
10 H Spray Nozzle	16.00	\$1.70	\$27.20
1 - Station Decoder	4.00	\$215.00	\$860.00
1 station Battery Operated Controller	7.00	\$186.75	\$1,307.25
24 V D.C. Latching solenoid	7.00	\$36.38	\$254.63
1 1/2" Expansion Coupling	1.00	\$12.90	\$12.90
1 1/2" Coupling	1.00	\$1.55	\$1.55

**Client Notes**

During our audit we found 2 areas with compromised wires one area is after zone # 17 and only goes to 2 valves along south side of Race Track Rd For this price we would repair 5 spray heads and 14 nozzles, add 4-1 station decoders and 7 1- station battery operated controllers.what we found was 16 Battery operated controllers all zones in center island along Racetrack Rd.and we would have to add for zones 18,19 on left side of entrance and zones # 35 ,36 on right side of entrance.At Fountain head Dr. and Racetrack Rd. (This price does not include replacing any wire.) The other area of wire that is compromised is from the park to Race track Rd along Fountain Head Dr. This Price also includes 1 lateral line repair.

Signature

x

SUBTOTAL	\$3,562.51
----------	------------

SALES TAX	\$0.00
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TOTAL	\$3,562.51
-------	------------

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

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

Contact

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

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

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

Assigned To

Timothy Bowersox

Office:

tbowersox@yellowstonelandscape.com

**Bill To:**

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

**Property Name:** Park Place CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 113691	5/19/2020
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 18, 2020

**Invoice Amount:** \$177.45

Description	Current Amount
Emergency Shut Down Went to shut down main line found already off. Irrigation Repairs	\$177.45

*Handwritten in blue ink:*  
329158  
✓

**Invoice Total** \$177.45

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #63543  
Date: 05/11/2020  
From: Timothy Bowersox

Proposal For

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Emergency Shut Down

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	3.00	\$59.15	\$177.45

Client Notes

Went to shut down main line found already off.

Signature

x

SUBTOTAL	\$177.45
SALES TAX	\$0.00
TOTAL	\$177.45

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

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

Contact

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

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

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

Assigned To

Timothy Bowersox

Office:  
tbowersox@yellowstonelandscape.com

**Bill To:**

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

**Property Name:** Park Place CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 113692	5/19/2020
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 18, 2020

**Invoice Amount:** \$306.51

Description	Current Amount
Main Line Repair Repaired main line that blew apart at a coupling feeding manifold for six valves.along Race Track rd. at dead end. Irrigation Repairs	\$306.51

53901  
B12507

**Invoice Total** \$306.51

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #63871  
Date: 05/12/2020  
From: Timothy Bowersox

Proposal For

Meritus

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Main Line Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	5.00	\$59.15	\$295.75
2" Schedule 40 PVC Pipe	3.00	\$1.48	\$4.43
2" Coupling	1.00	\$2.35	\$2.35
2" Elbow	1.00	\$3.98	\$3.98

Client Notes

Repaired main line that blew apart at a coupling feeding manifold for six valves.along Race Track rd. at dead end.

Signature

x

SUBTOTAL	\$306.51
SALES TAX	\$0.00
TOTAL	\$306.51

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.





## INVOICE

INVOICE #	INVOICE DATE
TM 115141	5/26/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** June 25, 2020

**Invoice Amount:** \$207.03

Description	Current Amount
Emergency Shut Off Shut down stuck valve along Racetrack road east of first entrance. Irrigation Repairs	\$207.03

*Handwritten in blue ink:*  
4580  
DU  
5/26/20

**Invoice Total** \$207.03

*Large watermark text:*  
Excellence  
IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #66324  
Date: 05/26/2020  
From: Richard Whitcomb

Proposal For

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Emergency Shut Off

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	3.50	\$59.15	\$207.03

Client Notes

Shut down stuck valve along Racetrack road east of first entrance.

Signature

x

SUBTOTAL	\$207.03
SALES TAX	\$0.00
TOTAL	\$207.03

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

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

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

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

Assigned To

Richard Whitcomb  
Office:  
rwhitcomb@yellowstonelandscape.com

## Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Utilities</b>					
BOCC	1923999022 051320	\$ 31.88			WM - Reclaim Water Service - thru 05/07/20
Frontier	8138187058 050120	88.36			WM - Phone Service - May
Frontier	8138188068 042220	126.42			WM - Phone Service - thru 05/21/20
Frontier	8138188068 052220	126.42	<b>\$ 341.20</b>		WM - Phone Service - thru 06/21/20
Tampa Electric	221006629085 042420	195.62			WM - Electric Service - thru 04/20/20
Tampa Electric	221006630208 042420	35.65			WM - Electric Service - thru 04/20/20
Tampa Electric	311000010091 050520	3,396.81	<b>\$ 3,628.08</b>		WM - Electric Service - thru 04/22/20
<b>Utilities Sub-Total</b>		<b>\$ 4,001.16</b>			
<b>Regular Services</b>					
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>Additional Services</b>					
Charles Aquatics, Inc.	38802	\$ 12,249.00			WM - Installed Fountain - 05/21/20
Spearem Enterprises, LLC	4213	360.00			WM - Installation Yellow Dome Mats - 05/08/20
Yellowstone	TM112134	2,680.76			WM - Irrigation Repairs - 05/11/20
Yellowstone	TM115140	189.54	<b>\$2,870.30</b>		WM - Irrigation Repairs - 05/26/20
<b>Additional Services Sub-Total</b>		<b>\$ 15,479.30</b>			

### Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
--------	---------------------------	--------	-----------------	-------------------	----------------------

<b>TOTAL:</b>		<b>\$ 19,480.46</b>			
---------------	--	---------------------	--	--	--

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**Hillsborough**  
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/13/2020	06/03/2020



**Summary of Account Charges**

Previous Balance	\$27.68
Net Payments - Thank You	(\$27.68)
Total Account Charges	<b>\$31.88</b>
<b>AMOUNT DUE</b>	<b>\$31.88</b>

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



Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 1923999022**

**Hillsborough**  
County Florida

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

71

<b>DUE DATE</b>	06/03/2020
<b>AMOUNT DUE</b>	\$31.88
<b>AMOUNT PAID</b>	

0019239990229

000000<sup>127</sup>31881



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/13/2020	06/03/2020

Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

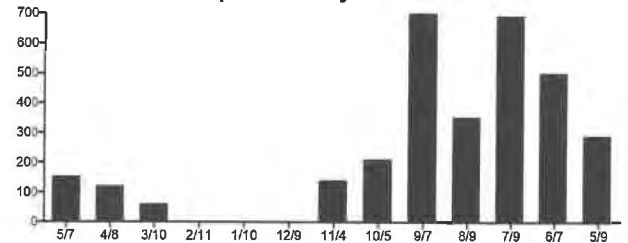
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	04/08/2020	382201	05/07/2020	383715	151400	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$22.53

**Total Service Address Charges \$22.53**

Consumption History x 1000 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/13/2020	06/03/2020

Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

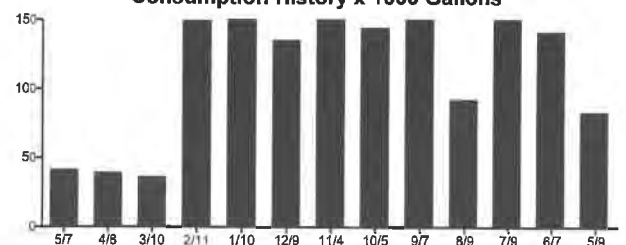
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	04/08/2020	67442	05/07/2020	67858	41600	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$9.35

**Total Service Address Charges \$9.35**

Consumption History x 1000 Gallons



**Account Summary**

<b>New Charges Due Date</b>	<b>5/26/20</b>
<b>Billing Date</b>	<b>5/01/20</b>
<b>Account Number</b>	<b>813-818-7058-022619-5</b>
<b>PIN</b>	<b>0363</b>
<b>Previous Balance</b>	<b>88.74</b>
<b>Payments Received Thru 4/19/20</b>	<b>-88.74</b>
Thank you for your payment!	
<b>Balance Forward</b>	<b>.00</b>
<b>New Charges</b>	<b>88.36</b>
<b>Total Amount Due</b>	<b>\$88.36</b>

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 **Call:** 1.800.921.8102  **Tech Support:**  
Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com

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P.O. Box 709, South Windsor, CT 06074-9998

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

**PAYMENT STUB**

**Total Amount Due** **\$88.36**

**New Charges Due Date** **5/26/20**

**Account Number** **813-818-7058-022619-5**

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** **\$**

To change your billing address, call 1-800-921-8102

**FRONTIER**  
**PO BOX 740407**  
**CINCINNATI OH 45274-0407**



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Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

## **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

## **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

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Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and/or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**

## CURRENT BILLING SUMMARY

Local Service from 05/01/20 to 05/31/20

Qty Description	813/818-7058.0	Charge
<b>Basic Charges</b>		
Business Line		42.00
Acc Rec Chrg Multi-Ln Bus		3.72
Federal Subscriber Line Charge		8.41
Federal Excise Tax		1.62
Federal USF Recovery Charge		2.38
FL State Communications Services Tax		2.78
FL State Gross Receipts Tax		1.42
County Communications Services Tax		3.05
FL Telecommunications Relay Service		.10
Hillsborough County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>65.88</b>
<b>Non Basic Charges</b>		
Other Charges-Detailed Below		5.81
Federal Excise Tax		.05
FCA Long Distance - Federal USF Surcharge		.84
FL State Communications Services Tax		.32
FL State Gross Receipts Tax		.04
County Communications Services Tax		.36
<b>Total Non Basic Charges</b>		<b>7.42</b>
<b>Toll/Other</b>		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.18
Other Charges-Detailed Below		5.99
FCA Long Distance - Federal USF Surcharge		2.19
FL State Communications Services Tax		.65
FL State Gross Receipts Tax		.34
County Communications Services Tax		.72
<b>Total Toll/Other</b>		<b>15.06</b>

**TOTAL 88.36**

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Frontier Roadwork Recovery Surcharge	AUTOCH	5/01	1.50
1 Federal Primary Carrier Multi Line Charge	AUTOCH	5/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	5/01	5.99
<b>813/818-7058</b>	<b>Subtotal</b>		<b>11.80</b>
<b>Subtotal</b>			<b>11.80</b>

## 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 04	9:47A	.3	DD	FORT WAYNE IN (260)515-2059	.03
2	APR 06	4:44P	.3	DD	FORT WAYNE IN (260)515-2059	.03
3	APR 07	12:02P	.3	DD	FORT WAYNE IN (260)515-2059	.03
4	APR 18	7:01A	.8	DD	BRENTWOOD NY (631)804-0457	.05
5	APR 21	7:48P	.5	DD	NORTHBROOK IL (847)275-6826	.04
<b>813/818-7058</b>						<b>Subtotal .18</b>

## Legend Call Types:

DD - Day

## 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 \$88.36 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.



**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	5	2	.18
***Customer Summary	5	2	.18

**Caller Summary Report**

	Calls	Minutes	Amount
Interstate	5	2	.18
***Customer Summary	5	2	.18



**Account Summary**

<b>New Charges Due Date</b>	<b>5/18/20</b>
Billing Date	4/22/20
Account Number	813-818-8068-022619-5
PIN	9579
Previous Balance	126.98
Payments Received Thru 4/16/20	-126.98
Thank you for your payment!	
Balance Forward	.00
New Charges	126.42
<b>Total Amount Due</b>	<b>\$126.42</b>

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 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

 **Call:** 1.800.921.8102  **Tech Support:**  
Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com

1,6

**Received** **PAYMENT STUB**

**Total Amount Due**

**\$126.42**

**New Charges Due Date** **5/18/20**

**Account Number** **813-818-8068-022619-5**

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** **\$**

To change your billing address, call 1-800-921-8102

**Frontier**  
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 014314 35724B 67 A\*\*5DGT

|||||

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

**FRONTIER**  
**PO BOX 740407**  
**CINCINNATI OH 45274-0407**

|||||

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Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

#### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

#### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

#### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**



## CURRENT BILLING SUMMARY

Local Service from 04/22/20 to 05/21/20

Qty Description	813/818-8068.0	Charge
<b>Basic Charges</b>		
FTR Freedom for Business		87.00
Access Recovery Chrg-Bus		2.50
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		.28
Federal USF Recovery Charge		1.76
FCA Long Distance - Federal USF Surcharge		2.55
FL State Communications Services Tax		4.93
FL State Gross Receipts Tax		2.53
County Communications Services Tax		5.42
FL Telecommunications Relay Service		.10
Hillsborough County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>113.97</b>
<b>Non Basic Charges</b>		
Other Charges-Detailed Below		1.50
Federal Excise Tax		.05
FL State Communications Services Tax		.07
FL State Gross Receipts Tax		.04
County Communications Services Tax		.08
<b>Total Non Basic Charges</b>		<b>1.74</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		7.98
FCA Long Distance - Federal USF Surcharge		1.56
FL State Communications Services Tax		.47
FL State Gross Receipts Tax		.18
County Communications Services Tax		.52
<b>Total Toll/Other</b>		<b>10.71</b>

**TOTAL 126.42**

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Frontier Roadwork Recovery Surcharge			
	AUTOCH	4/22	1.50
1 Federal Primary Carrier Single Line Charge			
	AUTOCH	4/22	1.99
1 Carrier Cost Recovery Surcharge			
	AUTOCH	4/22	5.99
813/818-8068			
	<b>Subtotal</b>		<b>9.48</b>
	<b>Subtotal</b>		<b>9.48</b>

## Detail of Frontier Charges

Toll charged to 813/818-8068

## Detail of Frontier Com of America Charges

Toll charged to 813/818-8068

## Legend Call Types:

DD - Day  
DN - Night

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$126.42 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.

Beginning April 1, 2020, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are decreasing to 19.6%. Questions? Please contact customer service.



**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	12	13	.00
***Customer Summary	12	13	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	3	4	.00
Interstate	7	7	.00
Intrastate	2	2	.00
***Customer Summary	12	13	.00





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**The trees will thank you.**

Receive your bill electronically and leave  
a lighter environmental footprint.



**Simply visit [frontier.com/gopaperless](http://frontier.com/gopaperless)**

**For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).**

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR  
FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET  
SPECIALIZED ATTENTION.**

#### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

#### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

#### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

#### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)) **Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. **Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**

**CURRENT BILLING SUMMARY**

Local Service from 05/22/20 to 06/21/20

Qty Description	813/818-8068.0	Charge
<b>Basic Charges</b>		
FTR Freedom for Business		87.00
Access Recovery Chrg-Bus		2.50
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		.28
Federal USF Recovery Charge		1.78
FCA Long Distance - Federal USF Surcharge		2.55
FL State Communications Services Tax		4.93
FL State Gross Receipts Tax		2.53
County Communications Services Tax		5.42
FL Telecommunications Relay Service		.10
Hillsborough County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>113.97</b>
<b>Non Basic Charges</b>		
Other Charges-Detailed Below		
Federal Excise Tax		1.50
FL State Communications Services Tax		.05
FL State Gross Receipts Tax		.07
County Communications Services Tax		.04
<b>Total Non Basic Charges</b>		<b>1.74</b>
<b>Toll/Other</b>		
Other Charges-Detailed Below		
FCA Long Distance - Federal USF Surcharge		7.98
FL State Communications Services Tax		1.58
FL State Gross Receipts Tax		.47
County Communications Services Tax		.18
<b>Total Toll/Other</b>		<b>10.71</b>

**TOTAL 126.42**

**\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Frontier Roadwork Recovery Surcharge			
	AUTOCH	5/22	1.50
1 Federal Primary Carrier Single Line Charge			
	AUTOCH	5/21	1.99
1 Carrier Cost Recovery Surcharge	AUTOCH	5/22	5.99
813/818-8068			
	<b>Subtotal</b>		<b>9.48</b>
	<b>Subtotal</b>		<b>9.48</b>

**Detail of Frontier Charges**

Toll charged to 813/818-8068

**Detail of Frontier Com of America Charges**

Toll charged to 813/818-8068

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$126.42 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.

Here are some Federal Trade Commission guidelines to avoid Coronavirus scams: 1) Ignore offers for vaccinations and home test kits. Scammers are selling products to treat or prevent COVID-19 without proof that they work. 2) Hang up on robocalls. Scammers use illegal sales calls to get your money and your personal information. 3) Watch out for phishing emails and text messages. Don't click on links in emails or texts you didn't expect. 4) Research before you donate. Don't let anyone rush you into making a donation. Get tips on donating wisely at [ftc.gov/charity](https://www.ftc.gov/charity) 5) Stay in the know. Go to [ftc.gov/coronavirus](https://www.ftc.gov/coronavirus) for the latest information on scams. Sign up to get FTC alerts at [ftc.gov/subscribe](https://www.ftc.gov/subscribe)



PARK PLACE CDD  
Date of Bill  
Account Number

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5/22/20

813-818-8068-022619-5

er Summary Report

	Calls	Minutes	Amount
Number	10	11	.00
Customer Summary	10	11	.00

er Summary Report

	Calls	Minutes	Amount
a-Lata	1	1	.00
rstate	8	9	.00
astate	1	1	.00
ustomer Summary	10	11	.00



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/24/2020  
Account: 221006629085

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

Current month's charges:	\$195.62
Total amount due:	\$195.62
Payment Due By:	05/15/2020

### Your Account Summary

Previous Amount Due	\$106.75
Payment(s) Received Since Last Statement	-\$106.75
Current Month's Charges	\$195.62
<b>Total Amount Due</b>	<b>\$195.62</b>

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a better time to  
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Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Yard project? Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006629085

Current month's charges:	\$195.62
Total amount due:	\$195.62
Payment Due By:	05/15/2020
Amount Enclosed	\$

611877200515

00002486 02 AV 0.38 33607 FTECO104242023014810 00000 03 01000000 014 02 11872 004



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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

# Received

APR 29 2020

**Account:** 221006629085  
**Statement Date:** 04/24/2020  
**Current month's charges due** 05/15/2020

## Details of Charges – Service from 03/20/2020 to 04/20/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236552	04/20/2020	16,037		14,124		1,913 kWh	1	32 Days

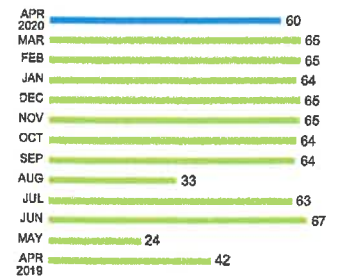
Basic Service Charge		\$18.06
Energy Charge	1,913 kWh @ \$0.06010/kWh	\$114.97
Fuel Charge	1,913 kWh @ \$0.03016/kWh	\$57.70
Florida Gross Receipt Tax		\$4.89
<b>Electric Service Cost</b>		<b>\$195.62</b>

**Total Current Month's Charges**

**\$195.62**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Statement Date: 04/24/2020

Account: 221006630208

PARK PLACE CDD  
11698 CITRUS PARK DR  
TAMPA, FL 33626-0000

Current month's charges:	\$35.65
Total amount due:	\$35.65
Payment Due By:	05/15/2020

## Your Account Summary

Previous Amount Due	\$26.71
Payment(s) Received Since Last Statement	-\$26.71
<b>Current Month's Charges</b>	<b>\$35.65</b>
<b>Total Amount Due</b>	<b>\$35.65</b>

## Go paperless!

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good for the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



WAIT two  
business days



Start  
DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006630208

Current month's charges:	\$35.65
Total amount due:	\$35.65
Payment Due By:	05/15/2020
<b>Amount Enclosed</b>	<b>\$</b>

611877200516

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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318









## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 05/05/20  
Account: 311000010091

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

Current month's charges:	\$3,663.60
Total amount due:	\$3,660.57
Payment Due By:	05/19/20

### Your Account Summary

Previous Amount Due	\$3,704.30
Payment(s) Received Since Last Statement	-\$3,704.30
Miscellaneous Credits	-\$3.03
Credit balance after payments and credits	-\$3.03
<b>Current Month's Charges</b>	<b>\$3,663.60</b>
<b>Total Amount Due</b>	<b>\$3,660.57</b>

**DO NOT PAY. Your account will be drafted on 05/19/20**

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://tecoaccount.com)

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



### More options for you.

Visit [tecoaccount.com](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

53102 53104 53106  
4361 4301 4301 08  
\$3061<sup>70</sup> \$448<sup>79</sup> \$150

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Current month's charges:	\$3,663.60
Total amount due:	\$3,660.57
Payment Due By:	05/19/20
<b>Amount Enclosed</b>	<b>\$</b>

700500001289 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/19/20

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

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" seven years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outages

877-832-6747

### Power Outages

877-588-1010

### Electric Energy-Saving Programs

813-275-3909

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling **866-689-6469**.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [peoplesgas.com](http://peoplesgas.com) o [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

## Billed Individual Accounts



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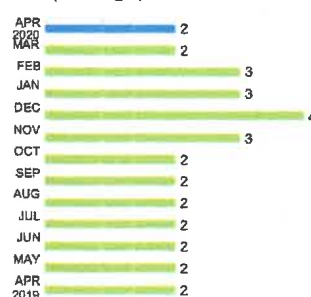
ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$25.28
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$938.69
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1631.09
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$257.89
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$227.57
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$341.57
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$40.46
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$33.81
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$28.25
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$34.73
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$41.11
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$27.04
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$36.11

**Account:** 211007038386  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/20/20 to 04/20/20

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265066	04/20/20	609		536		73 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						73 kWh @ \$0.06010/kWh		
Fuel Charge						73 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$0.63		
<b>Electric Service Cost</b>						<b>\$25.28</b>		
<b>Current Month's Electric Charges</b>						<b>\$25.28</b>		

## Miscellaneous Credits

Deposit Refund - \$3.00

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - \$0.03

**Total Current Month's Credits - \$3.03**



## ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1695 kWh @ \$0.02871/kWh	\$48.66
Fixture & Maintenance Charge	22 Fixtures	\$310.58
Lighting Pole / Wire	22 Poles	\$526.24
Lighting Fuel Charge	1695 kWh @ \$0.02989/kWh	\$50.66
Florida Gross Receipt Tax		\$2.55
<b>Lighting Charges</b>		<b>\$938.69</b>
<b>Current Month's Electric Charges</b>		<b>\$938.69</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1352 kWh @ \$0.02871/kWh	\$38.82
Fixture & Maintenance Charge	43 Fixtures	\$624.84
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1352 kWh @ \$0.02989/kWh	\$40.41
Florida Gross Receipt Tax		\$2.03

**Lighting Charges** **\$1,631.09**

**Current Month's Electric Charges** **\$1,631.09**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022232  
**Statement Date:** 04/30/20



### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	183 kWh @ \$0.02871/kWh	\$5.25
Fixture & Maintenance Charge	7 Fixtures	\$96.19
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	183 kWh @ \$0.02989/kWh	\$5.47
Florida Gross Receipt Tax		\$0.27
<b>Lighting Charges</b>		<b>\$257.89</b>
<b>Current Month's Electric Charges</b>		<b>\$257.89</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	234 kWh @ \$0.02871/kWh	\$6.72
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.02989/kWh	\$6.99
Florida Gross Receipt Tax		\$0.35
<b>Lighting Charges</b>		<b>\$227.57</b>
<b>Current Month's Electric Charges</b>		<b>\$227.57</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463  
Statement Date: 04/30/20

### Details of Charges – Service from 03/20/20 to 04/20/20

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	276 kWh @ \$0.02871/kWh	\$7.92
Fixture & Maintenance Charge	9 Fixtures	\$131.22
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	276 kWh @ \$0.02989/kWh	\$8.25
Florida Gross Receipt Tax		\$0.41
<b>Lighting Charges</b>		<b>\$341.57</b>

#### Current Month's Electric Charges

**\$341.57**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022745  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/23/20

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	04/23/20	15,858		15,621		237 kWh	1	31 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						237 kWh @ \$0.06010/kWh \$14.24		
Fuel Charge						237 kWh @ \$0.03016/kWh \$7.15		
Florida Gross Receipt Tax						\$1.01		
<b>Electric Service Cost</b>						<b>\$40.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$40.46</b>		

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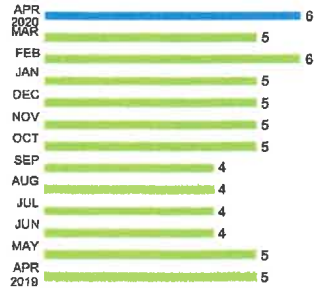
**Account:** 211015022836  
**Statement Date:** 04/30/20



## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	04/22/20	1,560	1,395		165 kWh	1	30 Days
Basic Service Charge					\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge					165 kWh @ \$0.06010/kWh \$9.92		
Fuel Charge					165 kWh @ \$0.03016/kWh \$4.98		
Florida Gross Receipt Tax					\$0.85		
<b>Electric Service Cost</b>					<b>\$33.81</b>		
<b>Current Month's Electric Charges</b>					<b>\$33.81</b>		

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 04/30/20

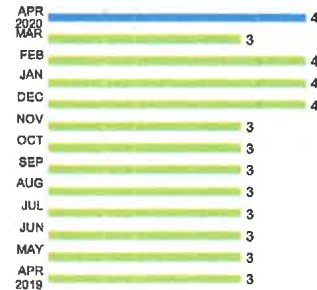
## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	04/22/20	1,062		957		105 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						105 kWh @ \$0.06010/kWh		
Fuel Charge						105 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$0.71		
<b>Electric Service Cost</b>						<b>\$28.25</b>		
<b>Current Month's Electric Charges</b>						<b>\$28.25</b>		



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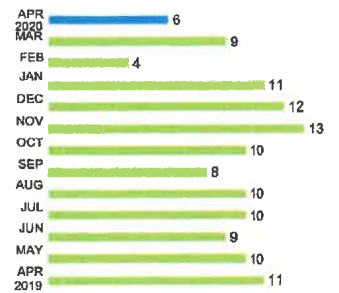
**Account:** 211015023099  
**Statement Date:** 04/30/20

**Details of Charges – Service from 03/24/20 to 04/22/20**

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	04/22/20	2,993		2,818		175 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						175 kWh @ \$0.06010/kWh \$10.52		
Fuel Charge						175 kWh @ \$0.03016/kWh \$5.28		
Florida Gross Receipt Tax						\$0.87		
<b>Electric Service Cost</b>						<b>\$34.73</b>		
<b>Current Month's Electric Charges</b>						<b>\$34.73</b>		



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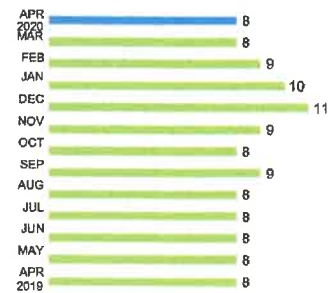
**Account:** 211015023214  
**Statement Date:** 04/30/20

**Details of Charges – Service from 03/24/20 to 04/22/20**

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	04/22/20	3,065		2,821		244 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						244 kWh @ \$0.06010/kWh \$14.66		
Fuel Charge						244 kWh @ \$0.03016/kWh \$7.36		
Florida Gross Receipt Tax						\$1.03		
<b>Electric Service Cost</b>						<b>\$41.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$41.11</b>		



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**Account:** 211015023339  
**Statement Date:** 04/30/20



## Details of Charges – Service from 03/24/20 to 04/22/20

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

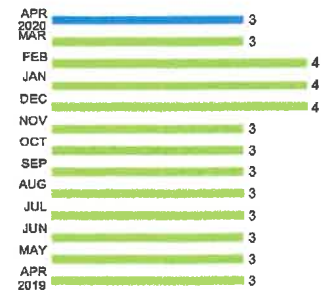
**Rate Schedule: General Service - Non Demand**

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	04/22/20	1,090		998		92 kWh	1	30 Days
Basic Service Charge						\$18.06		
Energy Charge						92 kWh @ \$0.06010/kWh		
Fuel Charge						92 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$0.68		
<b>Electric Service Cost</b>							<b>\$27.04</b>	
<b>Current Month's Electric Charges</b>							<b>\$27.04</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/24/20 to 04/22/20

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

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

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	04/22/20	2,311		2,121		190 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						190 kWh @ \$0.06010/kWh \$11.42		
Fuel Charge						190 kWh @ \$0.03016/kWh \$5.73		
Florida Gross Receipt Tax						\$0.90		
<b>Electric Service Cost</b>						<b>\$36.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$36.11</b>		
<b>Total Current Month's Charges</b>						<b>\$3,663.60</b>		

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Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256

904-997-0044

# Invoice

Date	Invoice #
5/21/2020	38802

Due Date
6/1/2020

Bill To
Mandolin Reserve c/o Meritus Corp 2005 Pan Am Cir #120 Tampa, FL 33607  <i>Park Place cDD</i>

Qty	Description	Rate	Amount
1	Provided and installed new 3.5HP AquaMaster Master Series Fountain with control panel, Augusta Nozzle, 35W LED 2 light set and 12' of power and light cable. Installed new electrical service for fountain, installed by Sheppard Electrical Services.	16,332.00	16,332.00
1	Less: 25% Deposit	-4,083.00	-4,083.00
<i>Q 6400 33402</i>			
Thank you for doing business with us!		<b>Balance Due</b>	\$12,249.00



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date:** May 21, 2020

**Fountain Techs:** Jeff Jackson  
Jason Eckert

**Client:** Mandolin Reserve

**Contact:** Gene Roberts

**Pond 1 Fountain:** The New AquaMaster 3.5hp Master Series Fountain with the Augusta Nozzle and 35watt LED 2 light Set was energized today. The fountain was installed March 3, 2020. We have been waiting on TECO for the electrical hook up. All electrical readings are good. The fountain is functioning properly.

### **Control Panel**



## **Fountain**



**Please contact Charles Aquatics with questions or comments.**

**Spearem Enterprises, LLC**

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

**INVOICE #** 4213**DATE** 05/08/2020**DUE DATE** 05/23/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b>	1	360.00	360.00

Pickup, Installation of a Total of 9 ADA, 2X4' Yellow Dome Mats installed at existing ramp locations in accordance with map provided by Johnson Engineering.

Invoice reflects the installation only of Yellow Truncated Dome Mats.

Please Note Material deposit was paid in amount of \$1200.00.

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE****\$360.00**



## INVOICE

INVOICE #	INVOICE DATE
TM 112134	5/11/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** June 10, 2020

**Invoice Amount:** \$2,680.76

Description	Current Amount
-------------	----------------

**Audit Mandolin Estates**

During Our audit we found the main line shut off .Turned back on and capped at the silt fence the remainder of main line past the silt fence has been taken out by construction .we also capped of 2 lateral lines to get remaining zones to come on .we found 2 areas that had the valves removed by construction this price includes adding valves back to the system to make these area operate. It also includes replacing 1 bad spray head and 2 spray nozzles.we also found 1 valve that needs replaced at pond inside of gate.

Irrigation Repairs

\$2,680.76

**Invoice Total**

**\$2,680.76**

IN COMMERCIAL LANDSCAPING

53407  
4587  
BSU

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





Proposal #51989

Date: 02/28/2020

From: Timothy Bowersox

**Proposal For**

**Meritus**

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

main:  
mobile:

**Location**

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Audit Mandolin Estates

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	23.50	\$59.15	\$1,390.03
6" Spray Head	1.00	\$12.30	\$12.30
15 H Spray Nozzle	2.00	\$1.70	\$3.40
2" Cap	1.00	\$2.28	\$2.28
1" Cap	1.00	\$1.10	\$1.10
1 1/2" PVC Pipe	100.00	\$1.13	\$112.50
2" Electric Valve	3.00	\$375.00	\$1,125.00
1 1/2" Male Adapter	5.00	\$1.90	\$9.50
1 1/2" Elbow	2.00	\$2.53	\$5.05
2" Expansion Coupling	1.00	\$19.60	\$19.60

**Client Notes**

During Our audit we found the main line shut off .Turned back on and capped at the silt fence the remainder of main line past the silt fence has been taken out by construction .we also capped of 2 lateral lines to get remaining zones to come on .we found 2 areas that had the valves removed by construction this price includes adding valves back to the system to make these area operate. It also includes replacing 1 bad spray head and 2 spray nozzles.we also found 1 valve that needs replaced at pond inside of gate.

Signature

x

SUBTOTAL	\$2,680.76
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$2,680.76
-------	------------

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

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

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

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

Assigned To

Timothy Bowersox

Office:  
tbowersox@yellowstonelandscape.com



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
TM 115140	5/26/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Park Place CDD

**Invoice Due Date:** June 25, 2020

**Invoice Amount:** \$189.54

Description	Current Amount
Service Repair Repaired broken valve that was ran over by road construction crew. ( @ Mandolin Reserve ) Irrigation Repairs	\$189.54

*53402  
4500*

*DA*

**Invoice Total** **\$189.54**

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #66323  
Date: 05/26/2020  
From: Richard Whitcomb

Proposal For

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

Property Name: Park Place CDD

Service Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	3.00	\$59.15	\$177.45
1" Expansion Coupling	1.00	\$6.03	\$6.03
1" T	1.00	\$1.68	\$1.68
1" Elbow	1.00	\$1.25	\$1.25
1" Coupling	1.00	\$1.03	\$1.03
1" PVC Pipe	3.00	\$0.70	\$2.10

Client Notes

Repaired broken valve that was ran over by road construction crew. ( @ Mandolin Reserve )

Signature

x

SUBTOTAL	\$189.54
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$189.54</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

# Park Place Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2020



Meritus Districts  
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 5/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>						
Cash-Operating Account 2	1,410,293	0	0	0	0	1,410,293
Accounts Receivable - Other	50	0	0	0	0	50
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0
Investments - Reserve 2008 (7002)	0	18,966	0	0	0	18,966
Investments - Revenue 2008 (7004)	0	170,196	0	0	0	170,196
Investments - Redemption 2008 (7007)	0	0	0	0	0	0
Investments - Revenue 2014 (4001)	0	0	142,453	0	0	142,453
Investments - Reserve 2014 (4003)	0	0	82,341	0	0	82,341
Prepaid Items	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0
Deposits - Utilities	10,671	0	0	0	0	10,671
Land & Land Improvements	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	404,688	404,688
Amount To Be Provided-Debt Service	0	0	0	0	4,705,312	4,705,312
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>1,421,014</b>	<b>189,162</b>	<b>224,793</b>	<b>12,549,712</b>	<b>5,110,000</b>	<b>19,494,682</b>
<b>Liabilities</b>						
Accounts Payable	19,224	0	0	0	0	19,224
Due To General Fund	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	1,710,000	1,710,000
Revenue Bonds Payable--Series 2014	0	0	0	0	3,400,000	3,400,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>19,224</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,110,000</b>	<b>5,129,224</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	188,068	222,034	0	0	410,103
Fund Balance-Unreserved	1,158,539	0	0	0	0	1,158,539
Investment In General Fixed Assets	0	0	0	12,549,712	0	12,549,712

# Park Place Community Development District

## Balance Sheet

As of 5/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Other	243,251	1,094	2,759	0	0	247,104
Total Fund Equity & Other Credits	1,401,790	189,162	224,793	12,549,712	0	14,365,458
Total Liabilities & Fund Equity	1,421,014	189,162	224,793	12,549,712	5,110,000	19,494,682

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

001 - General Fund  
(In Whole Numbers)

### Admin

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644.00	131,791.00	1,147.00	1 %
Interest Earnings				
Interest Earnings	-	31.00	31.00	0 %
Other Miscellaneous Revenues				
Rental Revenue	-	200.00	200.00	0 %
<b>Total Revenues</b>	<b>130,644.00</b>	<b>132,022.00</b>	<b>1,378.00</b>	<b>1 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000.00	5,000.00	7,000.00	58 %
Financial & Administrative				
Management Services	52,000.00	36,817.00	15,183.00	29 %
District Engineer	10,000.00	22,225.00	(12,225.00)	(122)%
Trustees Fees	7,250.00	5,136.00	2,114.00	29 %
Accounting Services	31,000.00	20,667.00	10,333.00	33 %
Auditing Services	7,000.00	7,000.00	-	0 %
Arbitrage Rebate Calculation	650.00	-	650.00	100 %
Postage and Resident Notices	500.00	223.00	277.00	55 %
Professional Liability Insurance	2,625.00	2,563.00	62.00	2 %
Legal Advertising	600.00	2,151.00	(1,551.00)	(258)%
Bank Fees	400.00	28.00	372.00	93 %
Dues, Licenses & Fees	175.00	188.00	(13.00)	(8)%
Office Supplies	419.00	134.00	285.00	68 %
Website Development & Maintenance	1,500.00	1,000.00	500.00	33 %
Legal Counsel				
District Counsel	4,025.00	8,670.00	(4,645.00)	(115)%
Other Physical Environment				
District Permit Compliance	500.00	-	500.00	100 %
<b>Total Expenditures</b>	<b>130,644.00</b>	<b>111,802.00</b>	<b>18,842.00</b>	<b>14 %</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>20,220.00</b>	<b>20,220.00</b>	<b>0 %</b>



# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

001 - General Fund

(In Whole Numbers)

**Windsor/Mandolin**

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224.00	217,114.00	1,889.00	1 %
Total Revenues	215,224.00	217,114.00	1,889.00	1 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	31,000.00	22,456.00	8,544.00	28 %
Water-Sewer Combination Services				
Water Utility Services	800.00	237.00	563.00	70 %
Other Physical Environment				
Storm Drain Maintenance	5,637.00	80.00	5,557.00	99 %
General Liability Insurance	2,316.00	5,248.00	(2,932.00)	(127)%
Plant Replacement Program	13,000.00	-	13,000.00	100 %
Landscape Maintenance - Contract	80,000.00	28,834.00	51,166.00	64 %
Landscape Maintenance - Other	17,000.00	2,077.00	14,923.00	88 %
Aquatics Maintenance	10,500.00	7,000.00	3,500.00	33 %
Aquatics Maintenance - Other	3,000.00	5,736.00	(2,736.00)	(91)%
Irrigation Maintenance	7,500.00	10,357.00	(2,857.00)	(38)%
Entry & Walls Maintenance	1,500.00	1,175.00	325.00	22 %
Capital Improvements	13,540.00	19,622.00	(6,082.00)	(45)%
Pressure Washing - Common Areas	5,000.00	2,316.00	2,684.00	54 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	4,500.00	3,319.00	1,181.00	26 %
Sidewalk Maintenance	3,932.00	22,568.00	(18,636.00)	(474)%
Decorative Light Maintenance	8,000.00	375.00	7,625.00	95 %
Holiday Decor	7,500.00	7,000.00	500.00	7 %
Parks & Recreation				
Off Duty Deputy Services	500.00	-	500.00	100 %
Gate Phone	-	1,643.00	(1,643.00)	0 %
Total Expenditures	215,224.00	140,041.00	75,183.00	35 %
Excess of Revenues Over (Under) Expenditures	-	77,072.00	77,072.00	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

001 - General Fund  
(In Whole Numbers)

### Highland Park

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	288,519.00	293,295.00	4,777.00	2 %
Total Revenues	288,519.00	293,295.00	4,777.00	2 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	5,000.00	3,046.00	1,954.00	39 %
Water-Sewer Combination Services				
Water Utility Services	3,500.00	3,894.00	(394.00)	(11)%
Other Physical Environment				
Storm Drain Maintenance	5,000.00	11,483.00	(6,483.00)	(130)%
General Liability Insurance	4,500.00	3,516.00	984.00	22 %
Plant Replacement Program	12,000.00	-	12,000.00	100 %
Plant Replacement Program - Racetrack Road	8,500.00	1,345.00	7,155.00	84 %
Aquatics Maintenance	25,000.00	12,158.00	12,842.00	51 %
Aquatics Maintenance - Other	-	469.00	(469.00)	0 %
Landscape Maintenance - Highland Park Contract	110,000.00	26,616.00	83,384.00	76 %
Landscape Maintenance - Racetrack Road Contract	3,500.00	61,534.00	(58,034.00)	(1,658)%
Irrigation Maintenance	15,000.00	16,984.00	(1,984.00)	(13)%
Entry & Walls Maintenance	1,875.00	90.00	1,785.00	95 %
Miscellaneous Repairs & Maintenance	5,000.00	439.00	4,561.00	91 %
Pressure Washing - Common Areas	7,500.00	5,588.00	1,913.00	26 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000.00	1,699.00	301.00	15 %
Sidewalk Maintenance	2,063.00	6,195.00	(4,132.00)	(200)%
Street Light Maintenance	4,500.00	739.00	3,761.00	84 %
Decorative Light Maintenance	2,000.00	939.00	1,061.00	53 %
Holiday Decor	15,000.00	9,375.00	5,625.00	38 %
Parks & Recreation				
Off Duty Deputy Services	1,000.00	-	1,000.00	100 %
Fountain Maintenance	2,439.00	911.00	1,528.00	63 %
Park Facility Janitorial Maintenance Contracted	2,600.00	2,250.00	350.00	13 %
Park Facility Maintenance and Improvement	1,000.00	-	1,000.00	100 %
Reserves				
Transfer to Operating Reserve	29,042.00	-	29,042.00	100 %
Transfer to Capital Reserves	20,500.00	-	20,500.00	100 %
Total Expenditures	288,519.00	169,268.00	119,251.00	41 %
Excess of Revenues Over (Under) Expenditures	-	124,028.00	124,028.00	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

001 - General Fund  
(In Whole Numbers)

### Mixed Use

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458.00	76,120.00	662.00	1 %
Total Revenues	75,458.00	76,120.00	662.00	1 %
<b>Expenditures</b>				
Electric Utility Services				
Electric Utility Services	1,800.00	1,019.00	781.00	43 %
Water-Sewer Combination Services				
Water Utility Services	1,200.00	1,275.00	(75.00)	(6)%
Other Physical Environment				
Storm Drain Maintenance	1,352.00	3,828.00	(2,476.00)	(183)%
Plant Replacement Program	5,000.00	-	5,000.00	100 %
Plant Replacement Program - Racetrack Road	5,000.00	448.00	4,552.00	91 %
Landscape Maintenance - Other	4,000.00	-	4,000.00	100 %
Landscape Installation/Maintenance - Race Track Rd	3,000.00	-	3,000.00	100 %
Aquatics Maintenance	8,735.00	4,053.00	4,682.00	54 %
Aquatics Maintenance - Other	-	156.00	(156.00)	0 %
Landscape Maintenance - Highland Park Contract	20,232.00	7,850.00	12,382.00	61 %
Landscape Maintenance - Racetrack Road Contract	2,690.00	20,511.00	(17,821.00)	(663)%
Irrigation Maintenance	6,125.00	5,661.00	464.00	8 %
Entry & Walls Maintenance	1,000.00	30.00	970.00	97 %
Miscellaneous Repairs & Maintenance	2,000.00	146.00	1,854.00	93 %
Pressure Washing - Common Areas	2,000.00	1,863.00	138.00	7 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,000.00	566.00	434.00	43 %
Sidewalk Maintenance	1,000.00	2,065.00	(1,065.00)	(107)%
Street Light Maintenance	1,500.00	246.00	1,254.00	84 %
Decorative Light Maintenance	656.00	293.00	363.00	55 %
Holiday Decor	1,000.00	3,125.00	(2,125.00)	(213)%
Parks & Recreation				
Fountain Maintenance	250.00	304.00	(54.00)	(22)%
Park Facility Janitorial Maintenance Contracted	960.00	750.00	210.00	22 %
Park Facility Maintenance and Improvement	650.00	-	650.00	100 %
Reserves				
Transfer to Capital Reserves	4,308.00	-	4,308.00	100 %
Total Expenditures	75,458.00	54,189.00	21,269.00	28 %
Excess of Revenues Over (Under) Expenditures	-	21,931.00	21,931.00	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

200 - Debt Service Fund - Series 2008  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	189,424.00	191,327.00	1,903.00	1 %
Interest Earnings				
Interest Earnings	-	1,706.00	1,706.00	0 %
Total Revenues	189,424.00	193,032.00	3,608.00	2 %
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	84,424.00	86,939.00	(2,515.00)	(3)%
Principal Payments	105,000.00	105,000.00	-	0 %
Total Expenditures	189,424.00	191,939.00	(2,515.00)	(1)%
Excess of Revenues Over (Under) Expenditures	-	1,094.00	1,094.00	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

From 10/1/2019 Through 5/31/2020

201 - Debt Service Fund - Series 2014  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	326,825.00	332,253.00	5,428.00	2 %
Interest Earnings				
Interest Earnings	-	1,156.00	1,156.00	0 %
Total Revenues	326,825.00	333,409.00	6,584.00	2 %
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	156,825.00	160,650.00	(3,825.00)	(2)%
Principal Payments	170,000.00	170,000.00	-	0 %
Total Expenditures	326,825.00	330,650.00	(3,825.00)	(1)%
Excess of Revenues Over (Under) Expenditures	-	2,759.00	2,759.00	0 %

Park Place Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Bank Balance	1,410,293.47
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,410,293.47
Balance Per Books	<u>1,410,293.47</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Park Place Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5723	4/20/2020	System Generated Check/Voucher	322.00	AAA Equipment Supply, LLC
5724	4/20/2020	System Generated Check/Voucher	40.00	Affordable Backflow Testing
5729	5/1/2020	System Generated Check/Voucher	7,227.97	Meritus Districts
5730	5/1/2020	System Generated Check/Voucher	450.00	Spearem Enterprises LLC
5731	5/1/2020	System Generated Check/Voucher	729.95	Straley Robin Vericker
5732	5/1/2020	System Generated Check/Voucher	177.45	Yellowstone Landscape
5733	5/5/2020	System Generated Check/Voucher	570.35	BOCC - Hillsborough County Water Resource Services
5734	5/5/2020	System Generated Check/Voucher	120.00	Don Harrison Enterprises LLC
5735	5/5/2020	System Generated Check/Voucher	126.42	Frontier
5736	5/5/2020	System Generated Check/Voucher	680.00	Johnson Engineering, Inc.
5737	5/5/2020	System Generated Check/Voucher	7,000.00	Keefe, McCullough & Co, LLP
5738	5/5/2020	System Generated Check/Voucher	225.00	Meritus Districts
5739	5/5/2020	System Generated Check/Voucher	4,000.00	Site Masters of Florida, LLC
5740	5/5/2020	System Generated Check/Voucher	231.27	TECO
5741	5/5/2020	System Generated Check/Voucher	18,108.36	Yellowstone Landscape
5742	5/11/2020	System Generated Check/Voucher	134.48	Kaeser & Blair Inc.
5743	5/11/2020	System Generated Check/Voucher	300.00	Spearem Enterprises LLC
5744	5/11/2020	System Generated Check/Voucher	883.69	Yellowstone Landscape
5745	5/11/2020	Series 2014 FY20 Tax Dist ID 470	4,138.39	Park Place CDD
5746	5/11/2020	Series 2008 FY20 Tax Dist ID 470	2,383.07	Park Place CDD
5747	5/11/2020	Series 2014 FY20 Tax Dist ID3/27-2	49.99	Park Place CDD
5748	5/11/2020	Series 2008 FY20 Tax Dist ID 3/27-2	28.78	Park Place CDD
CD037	5/11/2020	Bank Fee	13.21	
5749	5/15/2020	System Generated Check/Voucher	88.36	Frontier
5750	5/15/2020	System Generated Check/Voucher	360.00	Spearem Enterprises LLC
5751	5/15/2020	System Generated Check/Voucher	6,243.27	Yellowstone Landscape

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5752	5/21/2020	System Generated Check/Voucher	31.88	BOCC - Hillsborough County Water Resource Services
5753	5/21/2020	System Generated Check/Voucher	2,125.00	Johnson Engineering, Inc.
5754	5/21/2020	System Generated Check/Voucher	794.00	Times Publishing Company
311000010091 050520	5/22/2020	Paid by ACH service 03/20/20 - 04/20/20	3,660.57	TECO
Cleared Checks/Vouchers			61,243.46	



Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR389-1	5/4/2020	Tax Distribution - 05.04.20	15,468.50
	CR389-2	5/5/2020	Tax Distribution - 05.05.20	186.84
	4235	5/6/2020	Gate Remote - Quinn	<u>50.00</u>
Cleared Deposits				<u><u>15,705.34</u></u>

# MERITUS

## *P A R K P L A C E C D D*

### STATUS REPORT

TO: Board of Supervisors

FROM: Brian Howell

DATE: June 17, 2020

SUBJECT: Management Report

#### Landscape:

1. New Annuals will be installed this month (Coleus)
2. The landscape proposal for calf path will be coming under separate cover.
3. Yellowstone will provide by July a map for the irrigation showing the locations of our timers and the zones. I have also asked them to number all the flower beds on the map as well. (locations based off April discussion).
4. Palm tree trimming is completed
5. Yellowstone will be on the call to go over any questions.

#### **Irrigation:**

1. Enclosed in the meeting book are proposals for the irrigation system to get everything up to 100% operational. The cost is as follows: Windsor/Mandolin \$4299.00 and for Highland Park \$13,986.58. Staff recommends approval of these proposals. I do recognize the sensitivity of this topic due to past repairs however we need to ensure we are up and running as the dry season approaches. After these repairs based on other sites, I manage the monthly irrigation costs should be in the several hundred-dollar range monthly which would be perfectly normal based on your size community and within yearly budgets. **Tabled until we can discuss in person.**
2. Yellowstone and staff will be working on a long-term irrigation upgrade using new technology that can be phased in over time.

## Parking

1. There has been a request by the hoa/owners to tow vehicles on the Highland Park side which are inoperable, have expired tags or are being stored in the overflow parking spaces. Your currently parking policy is a little ambiguous on this so to make things crystal clear I am looking for the board to revise the parking policy for HP to include the above instance and if the desire is to prohibit long term parking in overflow lots then we should determine a reasonable timeframe that people can park in those spaces. We should also state in our policy that owners will be held liable for any damage to cdd property.
2. On the Mandolin/Windsor section we should have a uniform policy for The Estates and The Reserves. For sure any vehicle parked on cdd common area (grass) should be subject to automatic towing and be held liable for any damages. As far as street parking I have found towing between 2am-6am to be the fairest policy because it allows residents to have parties and such without fear of towing. Staff will be responsible for calling the towing company. We can discuss in detail at the meeting and if a new policy is adopted for either side, we need to give warning to the residents with an effective start date, signage etc.

**Tabled until we can discuss in detail and in person.**

## Misc. Items

1. There are 5 encroachment agreements up for renewal. List was verified by counsel. We have sent packages to affected owners and John made the agreement permanent. Please see list enclosed by Monica. **Tabled until the July meeting.**
2. The school will not be doing the entrance they discussed with you at a prior meeting. They may revisit after Citrus Park Drive work is completed.
3. Sign Proposal -**Tabled until we can meet in person with vendor.**
4. Aquatics plantings will be done this month.
5. Please see enclosed memos from Phil for various items. Phil will be on the call for any questions. We may want to wait until we can meet in a better forum to make any decisions.
6. The lakehouse per the hoa will be open soon so we will meet in person next month.
7. Highland Park fountain will be refurbished the week of 6/22. We had a bidder pull out due to covid issues and they are not re-opening. Next responsible bidder was chosen at a cost of \$5900. This is the first major repair for the fountain since inception so time for an overhaul. We will pay from the reserve account.

## Action Item Template

Date	June
District	Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Replace faded signs in Highland Park	BH	Jan	June Meeting		Open	Will review at July meeting
2	Reserve Study Update	BH	February	June Meeting		open	I will go over at the July meeting.
3	Paint white lines in street at Exclesia stop sign	BH		June Meeting		Open	Scheduled for this month
4	No parking signs on District Property, Estates	BH	Jan	June Meeting		Done	Signs have been installed
5	Landscape Enhancements Calf Path	BH	April	June Meeting		Open	Will have proposal by meeting
6	Parking spaces painting	BH	May	June Meeting		Open	Phil will go over
7	Fountain repair	BH	February	June Meeting		Open	Scheduled for week of 6/22
8	Mandolin Reserve Fountain	BH		June Meeting		Done	Installed and complete
9	Mandolin/Windsor Projects	BH	Sept	June Meeting		Open	Will pick a date for July meeting
10	Aquatics Planting	BH	August	June Meeting		Open	Scheduled for this month
11	Move 2 improperly located signs Exclesia/brick	BH		June Meeting		Open	Phil will go over
12	Teco pole painting	BH	May	June Meeting		Open	Will have update at meeting
13	Hillsborough County School Easement	BH	February	June Meeting		Done	County tabled
14	Encroachment Agreements	BH	February	June Meeting		Open	Will review at July meeting
15	Estates/Reserves Speeding Options	BH	February	June Meeting		Open	Phil will go over

## Action Item Template

Date	June
District	Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Irrigation Audit	BH	February	June Meeting		Complete	Proposals tabled until July meeting.
2	Annual Installation	BH	June	June Meeting		Complete	Next rotation is this month.
3	Palm tree trimming	BH	February	June Meeting		Complete	Completed
4	Landscape proposal for islands (Manor gate)	BH	February	June Meeting		open	Being installed week of 6/8.
5	Irrigation Map	BH	February	June Meeting		open	Will review at July meeting
6	Calf Path Planting Proposal	BH	February	June Meeting		Open	In book for your review
7	Strategic planning for irrigation, flowers etc.	BH	February	June Meeting		Open	Will review at July meeting
8	Irrigation Monthly Inspection	BH	June	June Meeting		Open	Scheduled for week of 6/8.



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 6/9/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Ponds look clean</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>A little Algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Torpedo grass</u>
FOUNTAINS/AERATORS	20	20	0	<u>Ok</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

### AMENITIES

CLUBHOUSE INTERIOR	4	4	0	<u>N/A</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>N/A</u>
POOL WATER	10	10	0	<u>N/A</u>
POOL TILES	10	10	0	<u>N/A</u>
POOL LIGHTS	5	5	0	<u>N/A</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>N/A</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>N/A</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>OK</u>
PLAYGROUND EQUIPMENT	5	3	-2	<u>Needs some attention</u>
RECREATIONAL FACILITIES	7	7	0	<u>OK</u>
RESTROOMS	6	6	0	<u>OK</u>
HARDSCAPE	10	10	0	<u>N/A</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>N/A</u>
IT/PHONE SYSTEM	3	3	0	<u>N/A</u>
TRASH RECEPTACLES	3	3	0	<u>N/A</u>
FOUNTAINS	8	8	0	<u>N/A</u>

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Ok</u>
CLEANLINESS	25	25	0	<u>Ok</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 6/9/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Turf at Fountainhead park
SUBDIVISION MONUMENTS	30	30	0	The islands at Manors has been landscaped
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	Some need cleaning
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Good
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	675	-25	96%

Manager's Signature: Gene Roberts

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 6/9/20

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

TURF	5	4	-1	Better
TURF FERTILITY	10	9	-1	
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broad leaf weeds/Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Better
WEED CONTROL - BED AREAS	5	4	-1	Some beds need minor detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	OK
PRUNING	10	9	-1	
CLEANLINESS	5	3	-2	Storm debris
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	The rain has helped
CARRYOVERS	5	4	-1	Storm debris

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	The Begonias are looking poor
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	87	-13	87%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



# MERITUS

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Tuesday, June 9, 2020

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	<u>Some Debris</u>
INVASIVE MATERIAL (FLOATING)	20	10	-10	<u>Algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Cattails have been sprayed</u>
FOUNTAINS/AERATORS	20	20	0	<u>New fountain in the Reserves is operating.</u>
DESIRABLE PLANTS	15	15	0	

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	<u>Not applicable</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Not applicable</u>
POOL WATER	10	10	0	<u>Not applicable</u>
POOL TILES	10	10	0	<u>Not applicable</u>
POOL LIGHTS	5	5	0	<u>Not applicable</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Not applicable</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Not applicable</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Not applicable</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Not applicable</u>
RECREATIONAL FACILITIES	7	7	0	<u>Not applicable</u>
RESTROOMS	6	6	0	<u>Not applicable</u>
HARDSCAPE	10	10	0	<u>Not applicable</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Not applicable</u>
IT/PHONE SYSTEM	3	3	0	<u>Not applicable</u>
TRASH RECEPTACLES	3	3	0	<u>Good condition</u>
FOUNTAINS	8	8	0	<u>Not applicable</u>

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good condition</u>
PAINTING	25	23	-2	<u>Fair</u>
CLEANLINESS	25	25	0	<u>Fair</u>
GENERAL CONDITION	25	25	0	<u>OK</u>

MERITUS

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Mandolin (all areas)

Date: Tuesday, June 9, 2020

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	<u>Annuals look bad</u>
RECREATIONAL AREAS	30	30	0	<u>N/A</u>
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	<u>Good condition</u>
SIDEWALKS	30	30	0	<u>OK</u>
SPECIALTY MONUMENTS	15	15	0	<u>Good</u>
STREETS	25	25	0	
PARKING LOTS	15	15	0	<u>Not applicable</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	<u>Working</u>
OPERATING SYSTEM	25	25	0	<u>Good</u>
GATE MOTORS	25	25	0	<u>Good</u>
GATES	25	25	0	<u>Good</u>
<b>SCORE</b>	<b>700</b>	<b>675</b>	<b>-30</b>	<b>96%</b>

Manager's Signature: Gene Roberts

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: 6/9/20

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

TURF	5	3	-2	Exit side needs some replaced
TURF FERTILITY	10	8	-2	Turf inside the gates is chlorotic
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Sedge
TURF INSECT/DISEASE CONTROL	10	8	-2	Chinch bugs at exit side
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	0	Some detail needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	Aphids on the Podocarpus
PRUNING	10	8	-2	Shrubs at the entrance
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	
INSECT/DISEASE CONTROL	7	5	-2	Annuals appear to have root disease
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	84	-16	84%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 6/9/20

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

TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Some are chlorotic.
WEED CONTROL - BED AREAS	5	4	-1	OK
PLANT INSECT/DISEASE CONTROL	5	5	0	OK
PRUNING	10	8	-2	Shrubs need pruning
CLEANLINESS	5	4	-1	Construction debris in curbs
MULCHING	5	5	0	OK
WATER/IRRIGATION MGMT	8	7	-1	Entrance is wet
CARRYOVERS	5	4	-1	Plant fertility/Pruning

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Begonias look bad
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	87	-13	87%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Windsor

Date: Tuesday, June 9, 2020

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

TURF	5	3	-2	<u>Bad areas along Citrus Park</u>
TURF FERTILITY	10	10	0	<u>OK</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Mites on Fakahatchee grass</u>
PRUNING	10	10	0	<u>OK</u>
CLEANLINESS	5	3	-2	<u>Construction debris</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>OK</u>
CARRYOVERS	5	5	0	<u>Turf conditions</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	<u>Poor</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	89	-11	89%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

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



**Physical Address:** 30435 Commerce Drive, Suite 102 San Antonio, FL 33576  
**Mailing Address:** 12231 Main Street #1196 San Antonio, FL 33576  
**Phone #:** (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Highland Park  
 Tech: Ryan Cummings  
 Weather: Sunny 77° - 85° / 5 - 10 mph mostly W winds

Date: 5/5-6/2020  
 Page: 1 of 3  
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 1	Pond 2	Pond 3	Pond 4	Pond 5	Pond 6	Pond 7	Pond 8
Algae	**	**	**		**		**	
Grasses & Brush	**	**	**	**	**		**	
Summersed Vegetation	**		**				**	
Floating Vegetation			**	**	**	**		
Wetland Vegetation	**		**	**	**			**
Invasive Trees			**	**				**
Spot Treatment			**		**	**		**
Physical Removal								
Dye Treatment		**					**	
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		Talapia
Opposum	Ibis	Osprey	Snake	Catfish		Swallowtail Kite
Raccoon	Woodstork	Ducks	Frogs	Carp		

**Comments:** Used a back spray rig to treat the Highland Park Stormwater Ponds. Water level of ponds was still low.

**Pond 1** - Treated perimeter torpedo grass and filamentous algae. Trying to protect native arrowhead and pickerel weed

**Pond 2** - Treated torpedo grass, marsh grass and filamentous algae.

**Pond 3** - Treated filamentous algae and torpedo grass around perimeter. Trying to keep non-nuisance natives (pickerel weed, bullrush, spike rush, etc)

**Pond 4** - Treated spatterdock and torpedo grass around pond perimeter. Cleared stormwater outflow of cattails and primrose.

**Pond 5** - Treated spatterdock, torpedo grass and filamentous algae around pond. Cleared stormwater outflow of cattails and primrose.

**Pond 7** - Treated filamentous algae and torpedo grass around perimeter

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

Follow Up Visit	Not Required	May Require
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 Tech: Ryan Cummings  
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Date: 5/5-6/2020  
 Page: 2 of 3  
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 9	Pond 10	Pond 11	Pond 12	Pond 13	Pond 14	Pond 15	Pond 16
Algae	**		**	**			**	**
Grasses & Brush	**	**	**	**	**	**	**	**
Summersed Vegetation	**		**				**	**
Floating Vegetation	**	**	**	**	**		**	**
Wetland Vegetation					**		**	
Invasive Trees							**	
Spot Treatment	**	**	**			**	**	
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		Talapia
Opposum	Ibis	Osprey	Snake	Catfish		Swallowtail Kite
Raccoon	Woodstork	Ducks	Frogs	Carp		

**Comments:** Used a back spray rig to treat most of the Highland Park Stormwater Ponds

**Pond 9** - Treated for filamentous algae and torpedo grass around perimeter. Treated spatterdock along perimeter as well.

**Pond 11** - Treated torpedo grass and some minor algae and submerged vegetation along the perimeter.

**Pond 12** - Treated perimeter grasses and minor algae.

**Pond 14** - Spot treated perimeter for torpedo grass some floating vegetation

**Pond 15** - Treated spatterdock, algae and torpedo grass around perimeter. Spot treated vegetation on littoral shelf. Will follow up to treat again

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

Follow Up Visit	Not Required	May Require
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Property: Highland Park  
 Tech: Ryan Cummings  
 Weather: Sunny 77° - 85° / 5 - 10 mph mostly W winds

Date: 5/5-6/2020  
 Page: 3 of 3  
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 17	Pond 18	Pond 19					
Algae	**		**					
Grasses & Brush	**		**					
Summersed Vegetation	**							
Floating Vegetation								
Wetland Vegetation			**					
Invasive Trees								
Spot Treatment	**	**	**					
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		Talapia
Opposum	Ibis	Osprey	Snake	Catfish		Swallowtail Kite
Raccoon	Woodstork	Ducks	Frogs	Carp		

**Comments:** Used a back spray rig to treat the Highland Park Stormwater Ponds. Water level of the ponds was low.

**Pond 17** - Treated torpedo grass along perimeter and submerged vegetation

**Pond 19** - Treated torpedo grass around perimeter. Treated most of the cattails and primrose willow to clear stormwater outflow

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

Follow Up Visit	Not Required	May Require
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**Mailing Address:** 12231 Main Street #1196 San Antonio, FL 33576  
**Phone #:** (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Park Place  
 Tech: Ryan Cummings  
 Weather: Sunny 89° / 7 mph mostly W winds

Date: 5/27-28/2020  
 Page: 1 Of 1  
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 1	Pond 4	Pond 5	Pond 7	Pond 9	Pond 11	Pond 15	
Algae	**		**	**	**	**	**	
Grasses & Brush	**	**	**	**	**	**	**	
Summersed Vegetation	**		**	**		**	**	
Floating Vegetation		**	**		**	**	**	
Wetland Vegetation	**	**	**				**	
Invasive Trees			**				**	
Spot Treatment					**	**	**	
Physical Removal								
Dye Treatment	**			**				
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
<b>2 - 4 Feet</b>
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	Talapia
Otter	Heron	Anhinga	Turtle	Bass		Swallowtail Kite
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

**Comments:** Used a back spray rig to treat the Park Place Stormwater Ponds. Water level of ponds was still low.

**Pond 1** - Treated perimeter torpedo grass, filamentous algae and submerged vegetation. Trying to protect natives.

**Pond 4** - Treated spatterdock and torpedo grass. Also cleared around stormwater structures

**Pond 5** - Treated filamentous algae and torpedo grass around perimeter. Treated spatterdock and cleared stormwater structures

**Pond 7** - Treated filamentous algae and torpedo grass around perimeter

**Pond 11** - Treated filamentous algae and hydrilla. Also treated perimeter torpedo grass

**Pond 15** - Treated perimeter torpedo grass, filamentous algae and spatterdock from the bank. Littoral shelf to be cleared by airboat

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

Follow Up Visit	Not Required	May Require
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