

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
OCTOBER 20, 2021**

**PARK PLACE**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, OCTOBER 20, 2021**  
**11:00 a.m.**

The Lake House  
Located at 11740 Casa Lago Lane, Tampa, FL 33626

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	David Levy Andrea Jackson Doris H Cockerell Cathy Kinser-Powell 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 regular meeting will begin **11:00 a.m.** Following with the **Business Items** 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **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 final sections are called **Board Members 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 1 (800) 955-8770, 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 **October 20, 2021 at 11:00 a.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

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

**Access Code: 9074748#**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. VENDOR/STAFF REPORTS**

A. District Engineer ..... Tab 01

i. Repaving Quotes

ii. Splendid Lane/Canopy Lane Options

B. District Counsel

**4. BUSINESS ITEMS**

A. Discussion on Capital Improvements..... Tab 02

B. Discussion on Playground Proposals..... Tab 03

C. Discussion on Binder Shade Proposal.....Tab 04

**5. CONSENT AGENDA**

A. Consideration of Board of Supervisors Regular Meeting Minutes September 15, 2021 ..... Tab 05

B. Consideration of Operations and Maintenance Expenditures (Admin) September 2021 ..... Tab 06

C. Consideration of Operations and Maintenance Expenditures (HP) September 2021 ..... Tab 07

D. Consideration of Operations and Maintenance Expenditures (W/M) September 2021.....Tab 08

E. Review of Financials Statements Month Ending September 30, 2021 ..... Tab 09

**6. MANAGEMENT REPORTS**

A. District Manager.....Tab 10

i. Community Inspection Report

ii. Cypress Creek Aquatics

**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: **October 1, 2021**

RE: **Repaving Quotes**

As requested by the Board, we requested quotes from contractors to repave the asphalt areas within the District that are maintained by the CDD. These asphalt areas consisted of those within the ungated area of Highland Park as well as within Mandolin Estates and Mandolin Reserve. Windsor Place is maintained by the HOA.

In addition, a cost (optional additive) was also requested to add five parallel parking spaces on Minaret Drive as previously discussed at a previous monthly CDD meeting.

Sketches of the limits of the work were provided to the vendors and are attached.

Two quotes (attached to this memo) were received as follows:

1. Parking Lot Services: \$497,166.00 (Base Bid) + \$29,101.00 (Optional Additive – parking spaces)
2. Watkins & Sons Paving: \$801,923.00 (Base Bid) + \$6,500.00 (Optional Additive – parking spaces)

If the Board wishes to proceed, it is recommended that Parking Lot Services be selected to undertake the work since they have the capability and since they provided the lowest quote.



Information sent to vendors

Park Place CDD Repaving  
Scope of Work  
August 2021

Contractor to provide all labor and materials to mill and asphalt overlay roadways in the Park Place Community Development District as noted in the exhibits. **Locations of existing potholes that require replacement and compaction of base material shall be considered incidental to the project. Contractor shall include pothole base replacement costs within the quoted cost amounts. It is the responsibility of the contractor to ensure that the cost quoted includes all labor and materials necessary to complete the project to the satisfaction of the Park Place Community Development District.**

Contractor to also include the following in the cost quote:

- Reapplication of existing pavement markings removed during milling
- All necessary maintenance of traffic during the work.
- All debris removal from the site and legally disposed of
- Replacement of gate sensor loops
- Proper erosion controls

Mill depth: 1.5 inches

Overlay thickness: 1.5 inches

Asphalt to be Type S-1 asphalt (or approved equivalent) with tack coat to be applied prior to placement of asphalt.

Work to be undertaken in accordance with FDOT specifications. Debris and dust transference to the community is to be kept to a minimum. Work site shall be kept clean and properly marked with appropriate signage, etc.

Lump Sum quote shall be submitted as follows:

1. Base quote (mill and overlay of “red” areas in exhibit)
2. Optional Additive #1 – add 5 parallel parking spaces in Mandolin Estates on Minaret Drive

Please submit all quotes to Phil Chang, Johnson Engineering via email at [pchang@johnsoneng.com](mailto:pchang@johnsoneng.com) by September 20, 2021.





PARK PLACE CDD REPAVING LIMITS: HIGHLAND PARK – MILL & OVERLAY AREA 1





CONTRACTOR TO REAPPLY ALL PAVEMENT  
MARKINGS REMOVED BY REPAVING  
USING EQUAL OR BETTER MATERIALS

NOT TO SCALE  
LIMITS APPROXIMATE  
AUGUST 2021

PARK PLACE CDD REPAVING LIMITS: HIGHLAND PARK – MILL & OVERLAY AREA 2





PARK PLACE CDD REPAVING LIMITS: HIGHLAND PARK – MILL & OVERLAY AREA 3





PARK PLACE CDD REPAVING LIMITS: MANDOLIN ESTATES – MILL & OVERLAY





PARK PLACE CDD: MANDOLIN ESTATES OPTIONAL ADDITIVE #1 – ADD 5 PARALLEL PARKING SPACES





CONTRACTOR TO REAPPLY ALL PAVEMENT MARKINGS REMOVED BY REPAVING USING EQUAL OR BETTER MATERIALS.  
CONTRACTOR TO REPLACE GATE LOOPS AS PART OF SCOPE OF WORK.

NOT TO SCALE  
LIMITS APPROXIMATE  
AUGUST 2021



## Quotes Received



Proposal  
**PARKING LOT SERVICES**  
**GO GREEN WITH PLS!**

P.O. Box 23125  
Tampa, Florida 33623  
Phone: 813.964.6900  
Fax: 813.888.8868  
www.plsofflorida.com

Proposal Submitted To

#384546  
Mr. Phil Change  
Johnson Engineering Inc.  
17900 Hunting Bow Circle, Suite 101  
Lutz, FL 33558

September 23, 2021  
(813) 751-2656  
Park Place CDD  
11338 Minaret 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.

**1.5" MILL & 1.5" PAVE FOR PARK PLACE CDD REPAVING (BASE BID)**  
**(451,683/50,188)**

- Reapplication of existing pavement markings removed during milling
- All necessary maintenance of traffic during the work.
- All debris removal from the site and legally disposed of
- Replacement of gate sensor loops
- Proper erosion controls
- Mill depth: 1.5 inches
- Overlay thickness: 1.5 inches
- Asphalt to be Type S-1 asphalt (or approved equivalent) with tack coat to be applied prior to placement of asphalt.
- Work to be undertaken in accordance with FDOT specifications. Debris and dust transference to the community is to be kept to a minimum. Work site shall be kept clean and properly marked with appropriate signage, etc.

**BASE BID TOTAL.....\$497,166.00**

**OPTIONAL ADDITIVE #1**

ADD FIVE (5) 8.5-FT BY 22-FT PARALLEL PARKING SPACES INCLUDING TYPE D CURB AND WHITE PARKING STRIPES (CROSS SLOPE TOWARDS EXISTING GUTTER WHICH IS TO REMAIN).

PAVEMENT STRUCTURE TO BE:

- 1-3/4" TYPE S-1 ASPHALT SURFACE COURSE
- 6" SOIL CEMENT BASE
- 12" COMPACTED SUBGRADE (98% MODIFIED PROCTOR)

ALL EXCESS DEBRIS TO BE REMOVED FROM SITE

**OPTIONAL ADDITIVE TOTAL.....\$29,101.00**

**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

### GO GREEN WITH PLS!

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Tampa, Florida 33623  
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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.

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Page 2 of 5

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

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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.

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Page 3 of 5

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# Proposal

## PARKING LOT SERVICES

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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

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### 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

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

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

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



# ESTIMATE



DATE 9/9/2021

INVOICE # [100]

EXPIRATION DATE 12/30/2021

WATKINS & SONS PAVING, INC.  
 AMBER LEE WATKINS  
 LIC #SP13889  
 11839 PRUETT RD.  
 SEFFNER, FL 33584  
 813-661-6963  
 FAX 813-661-1686  
 WATKINSPAVING@GMAIL.COM

PHIL CHANG

PARK PLACE CDD

[pchang@johnsoneng.com](mailto:pchang@johnsoneng.com)

SQ. FT.	Item #	Description	Line total
	MOB	MOBILIZE EQUIPMENT AND SECURE JOB SITE	\$0.00
84,258 sq ft HIGHLAND PARK AREA 1	Mill 1.5" DEPTH & Overlay ASPHALT	REMOVE AND STOCKPILE CARS STOPS FOR LATER USE. IF NEW ONES ARE NEEDED THERE WILL BE A CHARGE OF \$95/PIECE MILL OUT PARKING LOT AS DESIGNATED HAUL OFF DEBRIS CLEAN AREA TO BE OVERLAID TO RID OF FOREIGN DEBRIS AND MATERIALS FILL IN LOW AREAS WITH ASPHALT TO BRING TO GRADE SAW CUT TRANSITIONAL AREAS TACK COAT TO ASSURE BONDING OF ASPHALT (SPECIAL MS) LAY TWO (2") INCHES OF PLANT MIX SP 12.5 COMPACT ASPHALT TO AN APPROXIMATE DEPTH OF 1.5"-1.65" WITH STEEL WHEEL VIBRATORY ROLLER AND ROLL TO SMOOTH FINISH WITH RUBBER TIRE ROLLER STRIPE PARKING LINES, DIRECTIONAL ARROWS AND ADA AREAS IF THE CURRANT ADA AREA IS NOT TO CODE AND NEEEDS TO BE REWORKED THERE WILL BE ADDITIONAL COST	\$145,387.00
101,630 SQ. FT. HIGHLAND PARK AREA 2	Mill 1.5" DEPTH & Overlay ASPHALT	REMOVE AND STOCKPILE CARS STOPS FOR LATER USE. IF NEW ONES ARE NEEDED THERE WILL BE A CHARGE OF \$95/PIECE MILL OUT PARKING LOT AS DESIGNATED HAUL OFF DEBRIS CLEAN AREA TO BE OVERLAID TO RID OF FOREIGN DEBRIS AND MATERIALS FILL IN LOW AREAS WITH ASPHALT TO BRING TO GRADE SAW CUT TRANSITIONAL AREAS TACK COAT TO ASSURE BONDING OF ASPHALT (SPECIAL MS) LAY TWO (2") INCHES OF PLANT MIX SP 12.5 COMPACT ASPHALT TO AN APPROXIMATE DEPTH OF 1.5"-1.65" WITH STEEL WHEEL VIBRATORY ROLLER AND ROLL TO SMOOTH FINISH WITH RUBBER TIRE ROLLER STRIPE PARKING LINES, DIRECTIONAL ARROWS AND ADA AREAS IF THE CURRANT ADA AREA IS NOT TO CODE AND NEEEDS TO BE REWORKED THERE WILL BE ADDITIONAL COST	\$175,245.00
86,095 SQ. FT. HIGHLAND PARK AREA 3	Mill 1.5" DEPTH & Overlay ASPHALT	REMOVE AND STOCKPILE CARS STOPS FOR LATER USE. IF NEW ONES ARE NEEDED THERE WILL BE A CHARGE OF \$95/PIECE MILL OUT PARKING LOT AS DESIGNATED HAUL OFF DEBRIS CLEAN AREA TO BE OVERLAID TO RID OF FOREIGN DEBRIS AND MATERIALS FILL IN LOW AREAS WITH ASPHALT TO BRING TO GRADE SAW CUT TRANSITIONAL AREAS TACK COAT TO ASSURE BONDING OF ASPHALT (SPECIAL MS) LAY TWO (2") INCHES OF PLANT MIX SP 12.5 COMPACT ASPHALT TO AN APPROXIMATE DEPTH OF 1.5"-1.65" WITH STEEL WHEEL VIBRATORY ROLLER AND ROLL TO SMOOTH FINISH WITH RUBBER TIRE ROLLER	\$154,642.00



		STRIPE PARKING LINES, DIRECTIONAL ARROWS AND ADA AREAS IF THE CURRENT ADA AREA IS NOT TO CODE AND NEEDS TO BE REWORKED THERE WILL BE ADDITIONAL COST LACE LOOPS DISTURBED BY MILLING	
98,483 SQ. FT. MANDOLIN ESTATES	Mill 1.5" DEPTH & Overlay ASPHALT	REMOVE AND STOCKPILE CARS STOPS FOR LATER USE. IF NEW ONES ARE NEEDED THERE WILL BE A CHARGE OF \$95/PIECE MILL OUT PARKING LOT AS DESIGNATED HAUL OFF DEBRIS CLEAN AREA TO BE OVERLAID TO RID OF FOREIGN DEBRIS AND MATERIALS FILL IN LOW AREAS WITH ASPHALT TO BRING TO GRADE SAW CUT TRANSITIONAL AREAS TACK COAT TO ASSURE BONDING OF ASPHALT (SPECIAL MS) LAY TWO (2") INCHES OF PLANT MIX SP 12.5 COMPACT ASPHALT TO AN APPROXIMATE DEPTH OF 1.5"-1.65" WITH STEEL WHEEL VIBRATORY ROLLER AND ROLL TO SMOOTH FINISH WITH RUBBER TIRE ROLLER STRIPE PARKING LINES, DIRECTIONAL ARROWS AND ADA AREAS IF THE CURRENT ADA AREA IS NOT TO CODE AND NEEDS TO BE REWORKED THERE WILL BE ADDITIONAL COST	\$166,724.00
101,623 SQ. FT. MANDOLIN RESERVE	Mill 1.5" DEPTH & Overlay ASPHALT	REMOVE AND STOCKPILE CARS STOPS FOR LATER USE. IF NEW ONES ARE NEEDED THERE WILL BE A CHARGE OF \$95/PIECE MILL OUT PARKING LOT AS DESIGNATED HAUL OFF DEBRIS CLEAN AREA TO BE OVERLAID TO RID OF FOREIGN DEBRIS AND MATERIALS FILL IN LOW AREAS WITH ASPHALT TO BRING TO GRADE SAW CUT TRANSITIONAL AREAS TACK COAT TO ASSURE BONDING OF ASPHALT (SPECIAL MS) LAY TWO (2") INCHES OF PLANT MIX SP 12.5 COMPACT ASPHALT TO AN APPROXIMATE DEPTH OF 1.5"-1.65" WITH STEEL WHEEL VIBRATORY ROLLER AND ROLL TO SMOOTH FINISH WITH RUBBER TIRE ROLLER STRIPE PARKING LINES, DIRECTIONAL ARROWS AND ADA AREAS IF THE CURRENT ADA AREA IS NOT TO CODE AND NEEDS TO BE REWORKED THERE WILL BE ADDITIONAL COST	\$159,925.00
1,000 SQ. FT. PARALLEL 8.5X22(5)	NEWLAY OF ASPHALT	1. DIG OUT VEGETATION EXISTING DEBRIS 2. IF FILL IS NEEDED TO BRING AREA UP TO HIGHER GRADE THERE WILL BE ADDITIONAL CHARGE PER A LOAD 3. LAY SIX (6") INCHES OF BASE 4. GRADE OUT BASE TO BRING TO GRADE 5. LAY TWO (2") INCHES OF PLANT MIXED HOT 9.5 MIX ASPHALT 6. AND THEN COMPACT ASPHALT WITH STEEL WHEEL VIBRATORY ROLLER 7. AND THEN ROLL TO A SMOOTH FINISH WITH RUBBER TIRE ROLLER	\$6,500.00
NOTE: TO HAVE THE ASPHALT PROPERLY MAINTAINED TO AVOID FUTURE COMPLICATIONS AND PROLONG THE LONGEVITY OF PARKING LOT IT IS RECOMMENDED THAT THE ASPHALT BE SEAL-COATED WITH GEM SEAL POLY TAR SEALER AFTER THE FIRST SIX (6) MONTHS OF BEING OVERLAID, THEN THERE AFTER APPROX. EVERY TWO TO THREE YEARS. THIS PROCESS ALLOWS THE EMULSION OF ASPHALT TO BE PUT BACK IN. THE SUN IS A MAJOR FACTOR TO THE REASON OF THE ASPHALT TURNING WHITE. SEALCOATING PROPERLY WILL EXTEND THE LIFE OF YOUR ASPHALT PARKING LOT.			
<b>TOTAL JOB</b>			<b>\$808,423.00</b>

For the price stated above Watkins & Sons Paving, Inc. will perform the above work stated in this proposal. Upon agreement of this proposal the purchaser agrees to pay the price as follows: pay half down \$401,211.500 in addition pays \$404,211.500 upon completion of the job stated above.

In the event, it should be necessary for Watkins & Sons Paving, Inc. to collect any amount due under this contract through an attorney or by legal proceedings. The undersigned signature promises and agrees to pay all cost of the collection.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Accepted by \_\_\_\_\_











PARK PLACE CDD  
SPLENDID LANE AND CANOPY LANE  
INTERSECTION CONTROL OPTIONS  
OCTOBER 2021



OPTION #3: EDUCATE PUBLIC

REFRESH YELLOW PAVEMENT MARKINGS AND EDUCATE PUBLIC THAT A LEFT TURN IS REQUIRED TO TURN FROM SLENDID LANE ONTO CANOPY LANE AND THAT ALL LEFT TURNING VEHICLES SHALL YIELD TO ONCOMING TRAFFIC.

# MERITUS

## PARK PLACE CDD

### STATUS REPORT

TO: Board of Supervisors  
FROM: Brian Howell  
DATE: October 13, 2021  
SUBJECT: Management Report

#### Capital Improvements:

1. Celia will be at the meeting to go over landscape concept plans and update us on construction drawing.
2. The playground vendor will be attending to go over his proposal. Jessica will be attending as well.
3. I will have Tim update us on seasonal schedule and our planting enhancement.

#### Board Meeting:

1. Phil will be attending to go over his project list.
2. We will approve the consent agenda-please send me any questions.
3. One of Jon's partners will be attending on his behalf since we have a few requests from residents of a legal nature. I have outlined below;

- We have an attorney for the gentleman that was denied his encroachment agreement earlier this summer. If you recall the homeowner, put a fence in our easement and the board denied him his request to allow the fence to stay. He has engaged counsel and his attorney has asked to speak to the board. Note: It appears the attorney will not be attending now and I will keep you posted.

- The is an owner in Mandolin Reserves who did work in his yard and damaged cdd common area. The cdd replaced sod and billed him back. Total was around \$1300. The homeowner was actually very professional about the situation however he wants to address the board about the invoice he received. His defense I believe will be the damage was not that bad and that he actually sodded some common area on his dime when he sodded his back yard

- The cdd is in the process of repairing a structure in the canopy section. When the cdd contractor came out to make the repairs they noticed an erosion issue on county property that was impacting our structure. The contractor stopped so Phil could contact the county and ask them to review their area. Phil is in contact with the county. The homeowner adjacent to our structure is upset because the repair has taken longer than anticipated due to the county impact. In addition, she feels some of her palm trees are being impacted by the erosion around the structure. The cdd landscaper has reviewed her area and determined it was best not to take any action now but rather wait until the repair is done and then they can stabilize the soil.

- Lastly, she is upset because one of her irrigation lines was broken and it was contributing to the washout. I sent her a letter on behalf of the cdd asking her to cap off her pipe since the leak was impacting our structure. She feels the damage to her pipe was from the cdd.

Have a great week. Brian.



# PROPOSAL

Page 1 of 1

To: Jessica Hardin Meritus Corp

JOB NAME

Highland Park

JOB LOCATION

11740 Casa Lago Ln, Westchase, FL 33626

CONTACT E-MAIL

jessica.hardin@merituscorp.com

CONTACT PHONE

813-373-1170

DATE

10/3/2021

PROPOSAL NO:

210133

We hereby submit specifications and estimates for:

## Turf

- 80ts Turf – Spring green color, 80oz/sq.yd. fiber weight, 1-3/4" fiber height, 20oz urethane perforated backing
- Cost based on 10,000s.f.
- Excess required for fit is provided by *Lawn Lasting LLC*
- 8 year manufacturer warranty

## Installation

- Install composite board along perimeter using stakes and screws as required
- Fill area with crushed concrete aggregate base and smooth and compact to 4" depth
- Lay and cut-in turf and seam all joints using tape and glue as required
- Staple the turf to perimeter board using stainless steel staples
- Apply infill and brush up turf fibers
- 2 year installation warranty

## Furnish, Deliver and Install

10,000s.f. @ \$7.50/s.f.      **\$ 75,000.00**

Note: Client to have landscaper remove and dispose of existing mulch, bushes, grass and any other organic material prior to install

**WE PROPOSE** hereby to furnish material and labor – complete in accordance with these specifications, for the sum of:

Payable as follows:

Half is required at start of project. Balance due following clean-up and final walk-through. All checks payable to Lawn Lasting LLC.

Remit To: Lawn Lasting LLC 3315 King Charles Circle Seffner Florida 33584 Telephone: 813-545-6208 iosh@lawnlasting.com

All material is guaranteed to be as specified. 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 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

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL** - The prices, specifications and conditions are satisfactory and are hereby accepted. Lawn Lasting LLC is authorized by me to do the work as specified. Payment will be made as outlined above.

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE 25



**Project Innovations Inc**  
**712 Wesley Ave Building A**  
**Tarpon Springs FL 34689**  
**727-460-8449 project.innovationsWA@gmail.com**

Date: October 6, 2021

Bill To:

Highland Park

Casa Lago Lane

Westchase FL

Ship To:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Contact #1: Jessica Hardin

Phone: 813-373-1170

Contact #2: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Qty.	Item #	Description/Colors/Mounting/Etc...	Unit Price		Total
1	Playground	Playground Repairs	\$ 8,500.00		\$ 8,500.00
		Paint Swing. New Seats Chains			
		Replace Steps/New Stairs/Re Paint Roof			
		Replace Fish Panel. Touch up Rust Spots			
		Prime Repaint Rust Spot Areas, Repaint			
		Overhead Slide Bars. Remove Exist Shade			
1	DEMO	Demo of existing climber & Concrete	\$ 3,000.00		\$ 3,000.00
1	G-21003	The Beastie Climber Installed	\$ 9,030.00		\$ 9,030.00
1	PIP REPAIRS	PIP REPAIRS Includes Swing Wear Mats	\$ 4,000.00		\$ 4,000.00

REFERENCE #

PG-2831-A

Sub Total \$ 24,530.00

Order Approved By (signature): \_\_\_\_\_

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

**Total \$24,030.00**

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) \_\_\_\_\_

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.



G-21003

**Jambette**.com

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**Project Innovations Inc**  
**712 Wesley Ave Building A**  
**Tarpon Springs FL 34689**  
**727-460-8449 project.innovationsWA@gmail.com**

Date: October 6, 2021

Bill To:

Highland Park

Casa Lago Lane

Westchase FL

Ship To:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Contact #1: Jessica Hardin

Phone: 813-373-1170

Contact #2: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Qty.	Item #	Description/Colors/Mounting/Etc...	Unit Price		Total
1	Playground	Playground Repairs	\$ 8,500.00		\$ 8,500.00
		Paint Swing. New Seats Chains			
		Replace Steps/New Stairs/Re Paint Roof			
		Replace Fish Panel. Touch up Rust Spots			
		Prime Repaint Rust Spot Areas, Repaint			
		Overhead Slide Bars. Remove Exist Shade			
1	DEMO	Demo of existing climber & Concrete	\$ 3,000.00		\$ 3,000.00
1	J6-19006-5B	The Manta Climber Installed	\$ 16,950.00		\$ 16,950.00
1	PIP REPAIRS	PIP REPAIRS Includes Swing Wear Mats	\$ 4,000.00		\$ 4,000.00

REFERENCE #

PG-2831-B

Sub Total \$ 32,450.00

Order Approved By (signature): \_\_\_\_\_

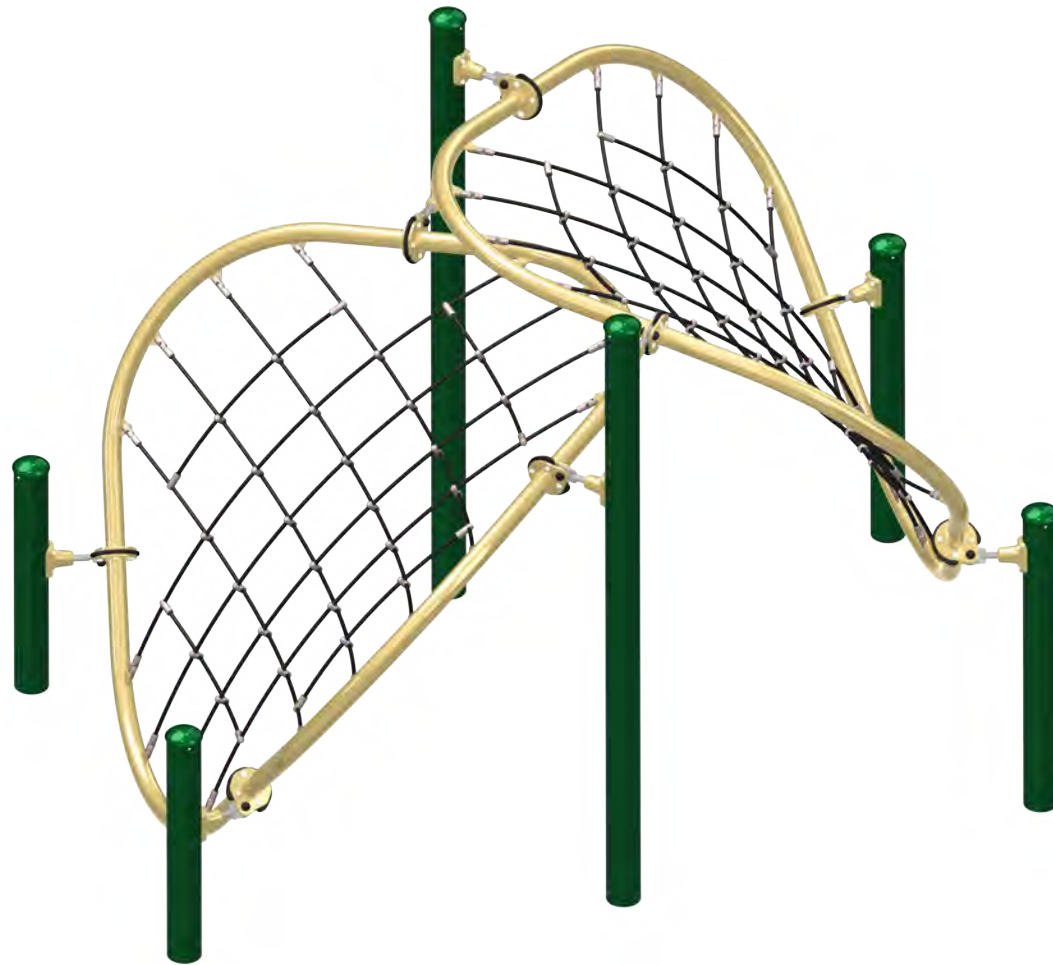
Date: \_\_\_\_\_

**Total \$32,450.00**

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) \_\_\_\_\_

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.





J6-19006-5B

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**Project Innovations Inc**  
**712 Wesley Ave Building A**  
**Tarpon Springs FL 34689**  
**727-460-8449 project.innovationsWA@gmail.com**

Date: October 6, 2021

Bill To:

Highland Park

Casa Lago Lane

Westchase FL

Ship To:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Contact #1: <u>Jessica Hardin</u>	Phone: <u>813-373-1170</u>	Email: _____
Contact #2: _____	Mobile: _____	

Qty.	Item #	Description/Colors/Mounting/Etc...	Unit Price		Total
1	Playground	Playground Repairs	\$ 8,500.00		\$ 8,500.00
		Paint Swing. New Seats Chains			
		Replace Steps/New Stairs/Re Paint Roof			
		Replace Fish Panel. Touch up Rust Spots			
		Prime Repaint Rust Spot Areas, Repaint			
		Overhead Slide Bars. Remove Exist Shade			
1	DEMO	Demo of existing climber & Concrete	\$ 3,000.00		\$ 3,000.00
1	J6-17003-5B	The Manta Climber Installed	\$ 24,985.00		\$ 24,985.00
1	PIP REPAIRS	PIP REPAIRS Includes Swing Wear Mats	\$ 4,000.00		\$ 4,000.00

	REFERENCE #	Sub Total \$ 40,485.00
	PG-2831-C	
Order Approved By (signature): _____ Date: _____		Total \$40,485.00

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) \_\_\_\_\_

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.



J6-17003-5B

**Jambette**.com

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# SPECIFICATIONS/

## for Jambette Materials

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### ALUMINUM TUBES

Posts are made of aluminum alloy 6061-T6 tubes measuring 3 1/2" (89 mm) in outer diameter (0.148" wall thickness) and 5" (127 mm) in outer diameter (0.125" wall thickness). Recreational elements are made of aluminum alloy 6063 T52 tubes measuring 1 1/2" (38 mm) in outer diameter (0.120" wall thickness) and 2 3/8" (60 mm) in outer diameter (0.154" wall thickness).

### STEEL TUBES

Tubes are made of Grade 50W or A500 Grade C hot rolled steel, with wall thicknesses varying in the range of 0.100" (2.5 mm) to 0.250" (6.4 mm).

### STEEL PROFILES

Profiles are made of Grade 44W hot rolled steel with thicknesses varying in the range of 1/8" (3 mm) to 1/2" (13 mm), depending on structural requirements.

### PLASTISOL COATED GRIDS

(Platforms, ramps and stairs)

Jambette's plastisol surfaces are made of 12 gauge perforated steel sheets; round cut holes are 1" (25 mm) in diameter and distanced by 1/2" (13 mm). Following dipping in a basin of polyvinyl chloride (PVC), metal parts are cured for 20 minutes in a 375°F oven. Projections are then mechanically trimmed in order to prevent injuries. The black colored finish is skip-resistant.

### Z SERIES POLYESTER POWDER COATING

The colored coating used by Jambette is a Z series polyester powder known for its ultraviolet (UV) rays and weather extreme resistance. This type of coating retains a maximum of 5.0 Delta E units (measure of color retention) after 5 years of use. The Z series is meeting the requirements of AAMA 605.2. Moreover, the Z series powder has excellent physical and mechanical properties, in addition to being very flexible.

The coating procedure consists in the following steps:

- Shaping and welding of the various parts;
- Antirust washing with a solvent (including hand brushing and drying);
- Angular stainless steel grit shot blasting (White Metal Blast Cleaning);
- Primer application;
- Firing à 300°F;
- Application of Z series polyester powder paint;
- Firing à 400°F.

Z Series polyester powder and Jambette's application method have been both successfully tested to the following standards:

- |                 |  |
|-----------------|--|
| • ASTM D-522    | Flexibility mandrel;                             |
| • ASTM D-2794   | Impact resistance;                               |
| • ASTM D-1654-8 | Resistance to rust;                              |
| • ASTM D-610    | Resistance to rust;                              |
| • ASTM D-3359   | Adhesion against cutting;                        |
| • ASTM D-3363   | Pencil hardness;                                 |
| • ASTM B-117    | Resistance to corrosion, 500 hours of salt mist. |

### HIGH-DENSITY POLYETHYLENE SHEETS

Panels are made of 1/2" (13 mm) and 3/4" (19 mm) thick UV-stabilized high-density polyethylene (HDPE) sheets. The "Orange Peel" texture reduces signs of wear. For some applications, we use the same material but rather with a 1" (25 mm) thickness, in black.

### POLYESTER/STEEL CABLES

A cable with a diameter of 5/8. (16 mm) composed of 6 strands of 8 galvanized steel threads covered with black polyester joined together by pressed aluminium links. In assembling the nets, cables are linked together using mechanical high-density polyethylene (HDPE) joints developed by Jambette.

### ROTOMOLDED POLYETHYLENE COMPONENTS

(Slides, adaptive swing seat and tunnels)

Rotomolded components are made of UV stabilized high density polyethylene (HDPE).



# SPECIFICATIONS/

## for Jambette Materials

---

### SPRINGS

Anti-pinch coil springs are formed by a rod with a 5/8" (16 mm) diameter, painted in black. Spring ends are fixed with heavy-duty clamping brackets.

### ALUMINUM POST CAPS

Caps for posts 3 1/2" (89 mm) in diameter are made of black-colored UV-stabilized high-density polyethylene (HDPE). For posts with a 5" (127 mm) diameter, caps are of cast aluminum.

### CLIMBING GRIPS

Climbing grips are molded from a polyester resin made of 10% recycled materials, with a non-slip finish.

### STRINGERS

Anchored are covered with a protective coating or recycled plastic.

### STAINLESS STEEL SLIDES

Metal slides consist of a stainless-steel bed, made from a 16 gauge (Grade 304) stainless steel sheet, and a pair of 1/2" (13 mm) thick aluminum alloy 5052-H32 beams.

### HARDWARE

Stainless steel hardware is anti-vandal.

### WELD QUALITY

The assembly of metallic components requires two arc welding processes, i.e., MIG (Metal Inert Gas) and GMAW (Gas metal arc welding). For aluminum welding, the filler metal classification is ER4043 and the shielding gas is argon, whereas for steel welding, the filler metal classification is ER70S 6 and the shielding gas is a blend of argon and carbon dioxide.



# SPECIFICATIONS/

## for Jambette Materials



### ANTIMICROBIAL PAINT, A FIRST IN THE INDUSTRY!

All coatings (paints) now applied to Jambette equipment have antibacterial and antiviral properties.

#### FOR ENHANCED HEALTH SAFETY!

Jambette is most proud to announce this first in the institutional recreational equipment industry: all coatings (paints) now applied to Jambette equipment have antibacterial and antiviral properties.

Public facilities are conducive to the accumulation of microbes that can cause bacterial or viral infections. At Jambette, however, we believe that play time should not be a source of concern.

#### SIMPLIFIED MAINTENANCE

Ingredients with antimicrobial properties are incorporated into the paint recipe itself. The use of disinfectants is thus greatly reduced\*.

#### SAFETY IS IMPORTANT TO US

In the face of today's challenges, including the spread of new viruses, increased sensitivity to allergens, and the prevalence of various conditions related to immune system dysfunction, Jambette makes a point of actively seeking solutions to make life easier for users of its equipment and offer them maximum health safety.

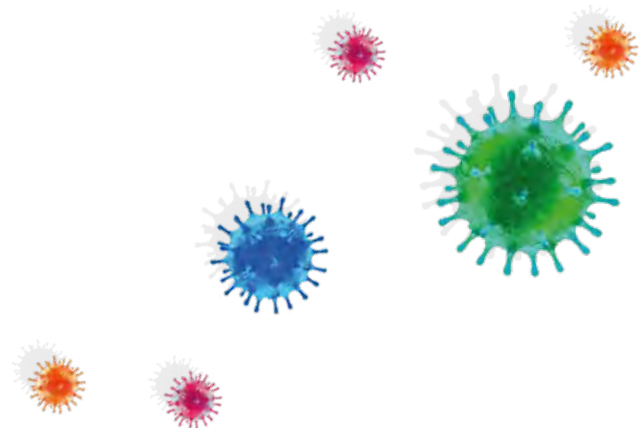
#### FEATURES OF ANTIMICROBIAL COATINGS USED AT JAMBETTE

- Silver Ion Technology: Silver (Ag) has long been known for its antimicrobial and antiviral properties;
- Broad-spectrum activity against bacteria, yeasts and moulds, and viruses;
- Long-term activity and multiple antimicrobial mechanisms.

#### A SAFE AND ECO-FRIENDLY TECHNOLOGY

- The technique is approved by Health Canada and the Food and Drug Administration (FDA) and has been used in the medical field for several years;
- The goal is to prevent illness and thereby reduce some of the burden on hospitals;;
- The desired outcome is a healthier population and reduced health care costs.

\* IMPORTANT: All paint-coated Jambette products must be kept clean to maintain antimicrobial action. Regular cleaning is necessary to prevent the accumulation of dust, dirt and other potential barriers.



## Jambette 2017 Limited Warranty

---

• Aluminium Parts	<b>lifetime</b>	• Plastisol Parts	<b>10 years</b>
• Hardware	<b>lifetime</b>	• Factory Labour	<b>5 years</b>
• Steel/Polyurethane Cables	<b>7 years</b>	• Polycarbonate Parts	<b>5 years</b>
• Swing Hangers	<b>15 years</b>	• Swing Set Parts	<b>5 years</b>
• Steel Parts	<b>15 years</b>	• Other Parts	<b>2 years</b>
• Polyethylene Parts	<b>10 years</b>	• Springs for Spring Riders	<b>2 years</b>
• Recycled Plastic Parts	<b>10 years</b>		

**Subject to the terms, conditions, limitations and exclusions set out in this limited warranty from Jambette.**

---

### **Aluminum Parts... limited lifetime warranty**

- 1.1 We offer a lifetime warranty on the aluminium parts on our products against perforation due to low quality material for the normal life of these types of parts, used under normal conditions and subject to their proper maintenance.

### **Hardware... limited lifetime warranty**

- 1.2 The nuts and bolts are guaranteed against breakage due to corrosion for the normal life of these types of parts, used under normal conditions and subject to their proper maintenance.

### **Steel / Polyurethane cables... 7-year limited warranty**

- 1.3 We guarantee polyurethane-coated steel cables against breakage. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

### **Swing Hangers... 15-year limited warranty**

- 1.4 We guarantee swing hangers (joints) against deterioration caused by rust that has progressed sufficiently harm to users for a period of 15 years. Wear marks of moving parts and their pivot points caused by normal use and cuts or scratches resulting from normal use of equipment are not under warranty.

### **Steel Parts... 15-year limited warranty**

- 1.5 The steel parts are guaranteed for a period of 15 years against perforation caused by rust. The steel cables are excluded from this clause (see item 1.3).

### **Polyethylene Parts... 10-year limited warranty**

- 1.6 The high-density polyethylene parts are guaranteed for a period of 10 years. We guarantee these parts against splitting. Although this material is treated against the effects of UV rays, the discoloration of the polyethylene is not covered by this warranty.

### **Recycled Plastic Parts... 10-year limited warranty**

- 1.7 The recycled plastic parts are guaranteed for a period of 10 years. We guarantee the parts against splitting. Although this material is treated against the effects of UV rays, the discoloration of the recycled plastic is not covered by this warranty.

### **Plastisol Parts... 10-year limited warranty**

- 1.8 We guarantee plastisol against splitting causing chipping for a period of 10 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

### **Factory Labour... 5-year limited warranty**

- 1.9 We guarantee the manufacturing quality of the assembly performed in the workshop for a period of 5 years.

### **Polycarbonate Parts... 5-year limited warranty**

- 1.10 We guarantee Polycarbonate parts against splitting for a period of 5 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

**Swing Seats... 5-year limited warranty**

- 1.11 We guarantee swing set seats against deterioration that has progressed sufficiently to undermine user safety for a period of 5 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

**Other Parts... 2-year limited warranty**

- 1.12 We guarantee the other parts or materials not mentioned in the previous clauses for a period of 2 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

**Springs for Spring Riders... 2-year limited warranty**

- 1.13 We guarantee the springs for spring riders against deterioration caused by rust for a period of 2 years. The breakage of a spring is guaranteed as long as a manufacturing defect is detected and recognized. Scratches and any other type deterioration caused by normal use or bangs are not under warranty.

## Other terms, conditions, limitations and exclusions

For the products listed in this document, should a defect with respect to labour or materials occur and that was immediately reported to and confirmed by us, we undertake to replace or repair in the workshop the defective parts, at our discretion, at no charge.. The replacement or repair of parts in no way extends the term of the applicable limited warranty. We reserve the right to require that you send us the parts in question at your expense. Where the parts are covered by this limited warranty, we will handle the transportation charges for the return of these parts.

Please note that, in addition to the cases excluded from this limited warranty, the following items are not covered by our warranty: wear marks and scratches resulting from the normal use of the equipment including the parts having a joint system, damage due to vandalism, excessive or improper use, disregard of maintenance notices or installation instructions and product assembly, as well as damage caused by various chemicals, contaminants or any corrosive materials, the damage caused by a saline environment due to a coastal climate, or from another source such as the spreading of deicing products on nearby roads, pollution, fire, explosions, acts of God, natural occurrences such as ground settling, freezing, thawing, violent winds, lightning, floods and other natural catastrophes, war, acts of terrorism and other such events or causes that are not the result of a manufacturing defect in terms of labour or materials.

Balls, basketball nets, soccer goal nets and any other types of athletic net are not covered by this warranty.

In addition to this warranty, the steel on products with the "coastal solution" is guaranteed for a period of five years against perforation caused by corrosion, even if the product is installed in a saline environment, in other words an environment in which the air carries salt, for example by the sea or near a highway on which de-icing products are spread.

The five-year "coastal solution" warranty does not apply if the product is in direct contact, at all times or occasionally, with saltwater or a corrosive product such as de-icing products used to melt ice. It should also be noted that it is always recommended to wash any Jambette product exposed to saline environments regularly with clean water.

All other terms, conditions, limitations and exclusions in this warranty apply in all cases.

Finally, please note that the "coastal solution" is not available for the Magma and Hydroludik family of products, outdoor furniture or any model of swing hangers, metal fasteners for swing seats, parts at the base of spiral slides or parts inside the L-0030 Multi-ball.

We assume no other responsibility for our products other than that related to a manufacturing defect in terms of the labour or materials used for our products for the duration and subject to the terms, conditions, limitations and exclusions provided in this limited warranty.

By purchasing the products, the purchaser accepts this limited warranty and acknowledges that this replaces any other representation, warranty or condition, explicit or implied, statutory or other, including any warranty explicit or implied of merchant quality, commercial value or adaptation to or compliance with any anticipated use, application or installation. At no time does this warranty cover direct, indirect or incidental damages, nor labour related to corrective work, uninstallation, reinstallation or other such work, nor transportation fees not specifically outlined in this warranty or other fees, damages, losses or other costs suffered by any person. This warranty overrides any warranty appearing in our catalogue or any other promotional document including our website.

The date on your invoice attests to the applicable warranty period(s). For all claims made under this limited warranty, and in order to process your file, you must notify us in writing immediately as soon as you notice a problem, providing us with the details of your claim and a description of the alleged manufacturing defect, as well as photos of the defective products, the part (if applicable), and the original purchase invoice. For more information on our claims procedure, please contact us at 1-877-363-2687.



719 Wesley Ave.  
Tarpon Springs, FL 34689  
727-947-3067  
www.creativeshadesolutions.com

Date	Order #
10/5/2021	2021-0099

Bill To
Highland Park 11740 Casa Lago Lane Westchase FL 33626

Ship To

Project	Sales Person	P.O. No.

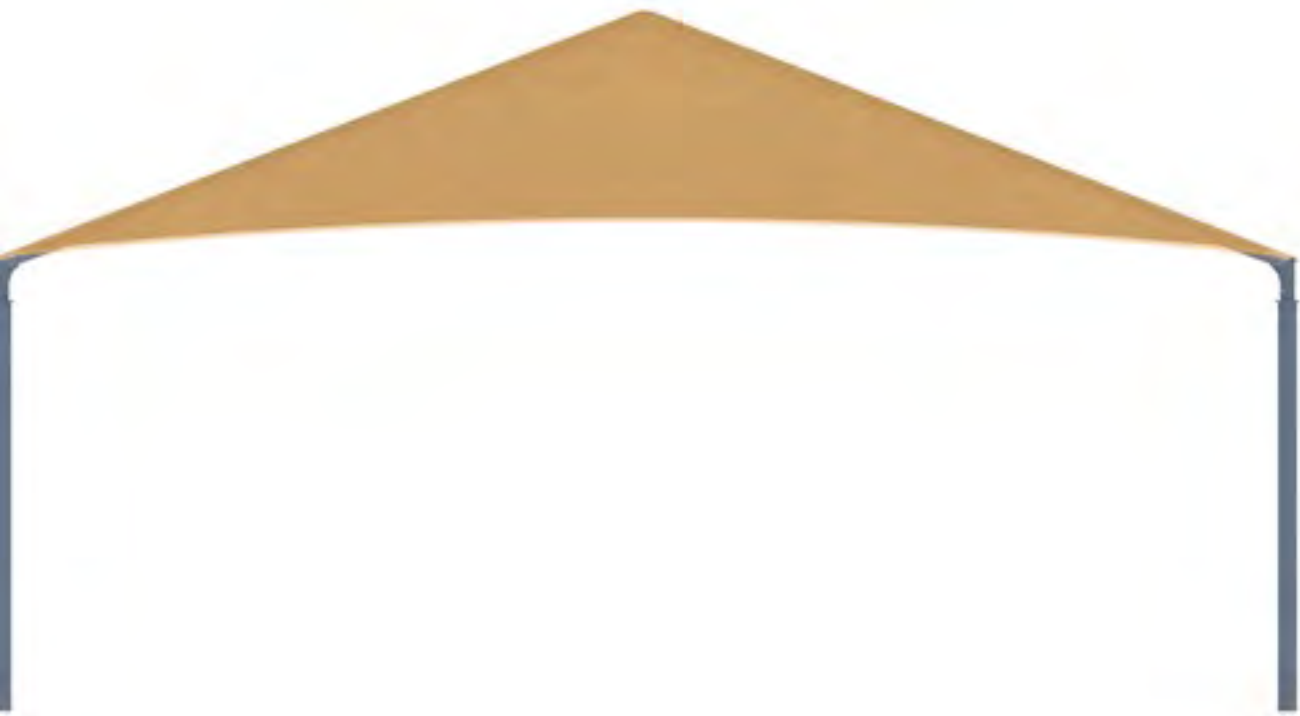
Qty	Item #	Description	Unit Price	Amount
1	40x50	4 Post Hip Roof Mega Shade Structure 6" OD Powder Coated Post 3.5" Powder Coated frame - Quick release cable Commercial 95 fabric - 10 year warranty Color:	54,000.00	54,000.00
1	Install	Full installation / materials / concrete Dirt removal, Spread on property	Included	Included
1	Permit	Permit application - Prep and submit	750.00	750.00
1	Engineer Set	Sealed Engineered Drawings	750.00	750.00
1	Permit Fees	County / City Permits Fees -TBD - to be paid by client		

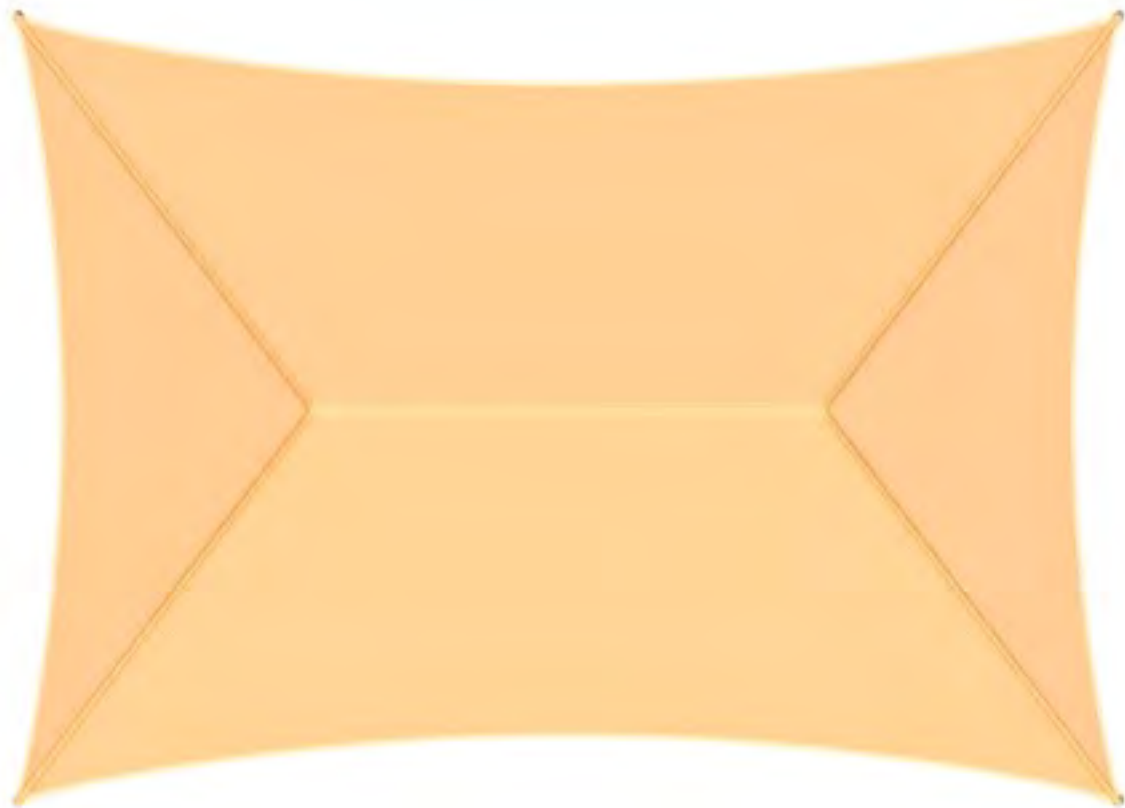
- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting.
- Client will do the locating services. call 811 before digging
- No site work included, client will fix any damaged underground pipe or wires.
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no costs. Construction dumpster on job site.
- Client will provide easy access to the work area, by removing fences etc.
- Will use standard insurances. Any extra insurance requiremnts must be quoted on.
- If we don't do the installations : Add 7% for sales tax.
- 3% Credit Card Processing Fee
- 50% Deposit required.

**THANK YOU FOR YOUR BUSINESS!**

<b>Subtotal</b>	\$55,500.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$55,500.00
<b>Amount Paid</b>	
<b>Balance Due</b>	











## Warranty

Between : .....  
And : *Creative Shade Solutions Inc.*

### **General Conditions:**

- The warranty set fourth shall be the purchaser's sole and exclusive warranty.
- All warranties below are effective from date of installation by Creative Shade Solutions, inc., its subsidiaries or agents.
- Creative Shade Solutions, inc. reserves the right to repair or replace any item covered by this warranty.
- The warranty is void if the structures are not installed in strict compliance with the manufacturer specifications.
- Purchaser shall notify Creative Shade Solutions, inc. or its agent in writing detailing any defect for which a warranty claim is being made.
- Creative Shade Solutions, inc. shall not in any event be liable for indirect, special, consequential or liquidated damages.
- Creative Shade Solutions, inc. specifically denies the implied warranties of fitness for a particular purpose and merchantability.
- The warranty is void if any changes, modifications, additions and attachments are made to the structures or fabric without written consent of the manufacturer.
- No signs, objects, ornaments, fans, lights, fixtures or decorations may be hung from the top part of the structure, unless specifically designed and engineered by the manufacturer. These items may interfere with the fabric causing the warranty to be voided.
- This warranty will be void if the structures are not paid in full.

### **Thread:**

- Creative Shade Solutions, inc. warranties its sewing thread for a period of eight years.

- This warranties that the sewing thread will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather and water.
- All other warranties are disclaimed.
- Labor for the removal, installation and/or freight charges, or tops with damage caused by thread will only be covered in instances where Creative Shade Solutions, inc. had installed the shade structures. In all cases where shade structures were not installed by Creative Shade Solutions, inc. or its agents, all labor for the removal, installation and/or freight will be the customer's expense and the warranty will only be applicable to the repair or replacement of the defective materials.

## **Fabric:**

- Creative Shade Solutions, inc. fabrics carry a **ten-year** limited manufacturers warranty from the date of installation against failure from significant fading, deterioration, breakdown, mildew, outdoor heat, cold or discoloration with the exception of the umbrella shade structures which carry a three year warranty. Should the fabric need to be replaced under the warranty, Creative Shade Solutions, inc. will manufacture and ship the new fabric at no charge for the first six years, thereafter pro-rated at 10% per annum over the last 4 years.
- All fabric curtains, valences, DIY shade sails and flat vertical panels are not covered under the warranty.
- Fabric is not warranted where it is installed on a structure that is not engineered and built by Creative Shade Solutions, Inc. or its agents.
- This warranty shall be void if damage to or failure to the shade structure is caused by contact with chemicals, misuse, vandalism or any act of God, including but not limited to ice, snow, wind in excess of the applicable building code parameters.
- All fabric tops are warranted for sustained winds up to 75mph (hurricane force 1) and for gusts of up to 3 seconds duration up to 90mph with no snow or ice accumulation.
- The structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces or ridge beams.
- Labor for the removal, installation and/or freight charges will be covered in full for a period of twelve months where the shade structures supplied and installed by Creative Shade Solutions, inc. are defective. In all cases where the shade structures are not installed by Creative Shade Solutions, inc. all labor for the removal, installation and/or freight will be the customer's expense and the warranty will only be applicable to the repair or replacement of the defective materials.
- Creative Shade Solutions, inc. reserves the right, in cases where certain fabric colors have been discontinued, to offer the customer a choice of available colors

to replace the warranted fabric of the discontinued color. The company does not warrant that any particular color is available for any period of time and reserves the right to discontinue any color for any reason it may determine, without recourse by the owner of the discontinued fabric color.

### **Steel:**

- The structural steel frames are covered for a period of **twenty years** against failure due to rust corrosion or faulty workmanship.
- Workmanship and painted surfaces are warranted for a period of twelve months. This warranty shall be void if damage to the steel frame or paint is caused by contact with chemicals, misuse, vandalism or any act of God, including but not limited to ice, snow or wind in excess of the applicable building code parameters.

### **Acts of Nature:**

- This warranty does not cover natural disasters, such as earthquakes, floods, shift of terrain or tornados. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued.
- Structures are warranted for wind s up to 145mph only if shade canopies have been removed as per requirement set fourth above in Fabric paragraph. Removal and reinstallation must be performed by an authorized Creative Shade Solutions, Inc. installer unless otherwise specified in writing.

### **Installation:**

- Labor for removal, installation and/or freight charges will only be covered in instances where Creative Shade Solutions, inc. or its agents have installed the shade structures. In all cases where units were not installed by Creative Shade Solutions, inc. or its agents, all labor and/or freight will be the customer's expense and the warranty will only be applicable to the repair or replacement of the defective material.

### **Maintenance:**

- Structure and tension cables must be inspected for rust and dirt once a year. Any rust must be cleaned and sprayed with galvanized spray paint. Tension cables must be replaced is any rust can be seen.
- Cloth must be properly tensioned at all times.
- Cloth must be washed al least once a year to remove any mildew and dirt.

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 15, 2021 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, September 15, 2021 at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

### 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, September 15, 2021 at 11:00 a.m.**

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

David Levy	Chair	<i>via conference call</i>
Cathy Kinser-Powell	Vice-Chair	
Doris Cockerell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Jessica Hardin	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Celia Nichols	Nichols Landscape Architecture
Tim Bowersox	Yellowstone Landscape
Tim Gay	Illuminations Holiday Lighting

There were two audience members in attendance.

### 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

Mr. Chang went over his action items with the Board. The pipe repair in Manor is completed. He is working on quotes for the paving and sidewalk repairs and will look to have multiple quotes to present at the next meeting. The repair on the storm structure in Highland was started, but the contractor found erosion from county-owned land that is affecting the structure. The County will be meeting to go over the issue and repair. The CDD contractor will resume repairs once the



County fixes their issue. Mr. Chang was directed to see if he can come up with more options for the manor gate area other than adding a yield sign.

## **B. District Counsel**

There were no reports from Counsel.

## **4. BUSINESS ITEMS**

### **A. Discussion on Holiday Lighting**

Tim Gay went over holiday lighting and what had been done in the past. He presented options, and the Board directed Mr. Gay to go with a mega tree this year for the Fountainhead Park area. The other areas will remain the same as in previous years.

### **B. Discussion on Capital Improvements**

Mr. Bowersox and Supervisor Jackson went over the landscape enhancements. There were a few minor revisions made, and the work will be scheduled. Mr. Bowersox stated that his goal is for the work to be done by the end of October, but there may be a little spillover into November.

Ms. Nichols went over the final revisions for the wall and monument upgrades in Windsor/Mandolin. She will check pricing against budget. The CDD is waiting on resident comments that are due by the September 22nd, and if there are no major complaints from a large group of residents, then the CDD will move forward with construction plans. Mr. Howell and Ms. Nichols went over timelines for permitting, bids, and getting started.

Ms. Hardin went over the playground survey from Highland Park. The CDD received 81 responses, which was more than anticipated. Based on the survey, the CDD will look to add a larger shade structure, repair the existing play structure, renovate/update the restroom, add a climb structure, and add synthetic grass to the areas that do not have play and pour. The play and pour will just be repaired. Ms. Hardin and Mr. Howell will get pricing based on this scope.

*Supervisor Cockerell left the meeting at 12:30 p.m.*

## **5. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Public Hearing and Regular Meeting Minutes August 18, 2021**

**B. Consideration of Operations and Maintenance Expenditures (Admin) Aug. 2021**

**C. Consideration of Operations and Maintenance Expenditures (HP) Aug. 2021**

**D. Consideration of Operations and Maintenance Expenditures (M/W) Aug. 2021**

**E. Review of Financial Statements Month Ending August 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

Mr. Howell will check on an invoice from Ms. Nichols.

## 6. MANAGEMENT REPORTS

### A. District Manager's Report

- i. Community Inspection Reports
- ii. Cypress Creek Aquatics Report
- iii. Charles Aquatics – Fountains Report

Mr. Howell reviewed the management reports with the Board.

## 7. SUPERVISOR REQUESTS

Supervisor Kinser-Powell asked to check with Mr. Chang on striping and enhance an area on Greensleeve. She also noted that the benches were painted and look good.

Supervisor Jackson commented on the landscape program and noted that detail work is needed.

Supervisor Lavina asked to send a mailer to the Reserves and Estates for people not to park overnight or park on CDD common areas.

Supervisor Levy commented on tree trimming; Mr. Howell will get with the HOA manager. Supervisor Levy also commented on the street parking issue.

*Supervisor Lavina left the meeting at 12:45 p.m.*

## 8. ADJOURNMENT

The meeting was officially adjourned when Supervisor Lavina left the meeting as there was no longer a quorum present.

Mr. Howell heard resident comments on landscape enhancements, capital improvements, the CDD taking over the median on Countryway Blvd., and workshops.

*\*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**

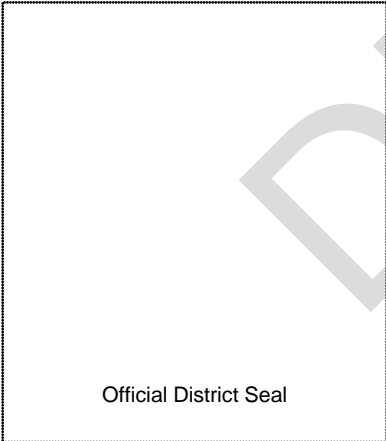
\_\_\_\_\_  
**Printed Name**

**Title:**  
☐ **Secretary**  
☐ **Assistant Secretary**

*Recorded by Records Administrator*

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

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



### 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	10900	7,268.29			District Management Service - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,268.29</b>			
<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Utilities</b>					
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>			
<b>Regular Services</b>					
ADA Site Compliance	1917	\$ 1,700.00			Compliance Service - 09/21/2021
Johnson Engineering Inc.	36 091521	2,550.00			Professional Service thru 09/05/2021
Optimal Outsource	OPT0603133	318.98			Materials & Services - 09/09/2021
Optimal Outsource	OPT0606780	87.74	<b>\$ 406.72</b>		Materials & Services - 09/20/2021
Straley Robin Vericker	20338	457.50			Professional Service thru 09/15/2021
Supervisor: Andrea Jackson	AJ081821	200.00			Supervisor Fee - 08/18/2021
Supervisor: Andrea Jackson	AJ091521	200.00			Supervisor Fee - 09/15/2021
Supervisor: Cathy Kinser-Powell	CP081821	200.00			Supervisor Fee - 08/18/2021
Supervisor: Cathy Powell	CP091521	200.00			Supervisor Fee - 09/15/2021
Supervisor: David Levy	DL081821	200.00			Supervisor Fee - 08/18/2021
Supervisor: David Levy	DL091521	200.00			Supervisor Fee - 09/15/2021
Supervisor: Doris Cockerell	DC081821	200.00			Supervisor Fee - 08/18/2021



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Doris Cockerell	DC091521	200.00			Supervisor Fee - 09/15/2021
Supervisor: Erica Lavina	EL081821	200.00			Supervisor Fee - 08/18/2021
Supervisor: Erica Lavina	EL091521	200.00	<b>\$ 2,000.00</b>		Supervisor Fee - 09/15/2021
Tampa Bay Times	117357 090121	350.50			Workshop - 09/01/2021
<b>Regular Services Sub-Total</b>		<b>\$ 7,464.72</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 14,733.01</b>			

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10900  
DATE: 09/01/2021  
DUE DATE: 09/01/2021

**BILLING ADDRESS**  
Park Place CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		4,333.33
3201	Accounting Services		2,583.34
3101	Gate Management Revenue		150.00
5103	Website Administration		125.00
4101	Postage July		11.22
436 4101	Copies BW July	0.15	65.40
SUBTOTAL			7,268.29
NEW CHARGES			
TOTAL			7,268.29

**ADA Site Compliance**

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

**Invoice****BILL TO**

Park Place CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1917	09/21/2021	\$1,700.00	10/05/2021	14	

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

BALANCE DUE

**\$1,700.00**

*BU 5104 5130*

**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

September 15, 2021

Project No: 20181258-000

Invoice No: 36

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 September 5, 2021**

Phase 01 General Services

**Professional Personnel**

			Hours	Rate	Amount
Professional 6					
Chang, Philip	8/9/2021	1.25	170.00	212.50	
Compile information and prepare memo regarding storm structure repair;					
Coordination with contractor regarding pipe repairs;					
Chang, Philip	8/10/2021	2.25	170.00	382.50	
Site visit to observe progress of storm pipe repair;					
Chang, Philip	8/16/2021	2.25	170.00	382.50	
Check on pavement issue in Mandolin Estates; check on progress of pipe repairs in Manor/Highland Park;					
Chang, Philip	8/18/2021	2.25	170.00	382.50	
Attend monthly CDD meeting; check on storm pipe repairs;					
Chang, Philip	8/19/2021	.25	170.00	42.50	
Make request to vendor to repair pothole in Mandolin Estates;					
Chang, Philip	8/20/2021	1.50	170.00	255.00	
Check on storm repair completeness in Highland Park;					
Chang, Philip	8/25/2021	.50	170.00	85.00	
Research utility records, coordinate with HOA manager, and request assistance from County utilities related to watermain issue in HP at townhomes					
Chang, Philip	8/27/2021	2.75	170.00	467.50	
Preparation of exhibits for repaving;					
Chang, Philip	8/30/2021	1.00	170.00	170.00	
Compile repaving info and prepare exhibit for bidding;					
Chang, Philip	9/2/2021	.25	170.00	42.50	
Review and approve Requisition 3					
Chang, Philip	9/3/2021	.50	170.00	85.00	
Research/pull plans in preparation for SWFWMD inspections;					
Totals		14.75		2,507.50	
<b>Total Labor</b>					<b>2,507.50</b>
<b>Total this Phase</b>					<b>\$2,507.50</b>

Phase 02 Special Services

Project	20181258-000	Park Place CDD	Invoice	36
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**Professional Personnel**

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Professional 6						
Chang, Philip	8/24/2021		.25	170.00	42.50	
Review and sign requisitions;						
Totals			.25		42.50	
<b>Total Labor</b>						<b>42.50</b>
				<b>Total this Phase</b>		<b>\$42.50</b>
				<b>Total this Invoice</b>		<b>\$2,550.00</b>





7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

**INVOICE OPT0603133**

Sep 9, 2021

Client Meritus Associations - CDD-1012  
Association Not selected  
Product Mail My PDF  
Job Number HAY3mCeeZMPDF  
Job Name Park Place CDD  
PO Number Mandolin/Windsor HardscapePlan  
Due Date Oct 9, 2021

Thanks for your order!

Meritus Associations - CDD  
005 Pan Am Circle, Suite 120  
Aventura, FL 33607

Summary	Qty	Price	Tax	Subtotal
<b>Materials &amp; Services</b>	1	112.810	T	\$112.81
Printing, inserting and mailing.				
389   1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
389   1 Sheet total: 112.81				
389   #10 Envelope				
<b>Postage 1 oz Letter</b>	389	0.530	N	\$206.17
<b>Subtotal</b>				\$318.98
<b>Tax</b>				\$0.00
<b>Total</b>				\$318.98

Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of no lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

**Optimal Outsource**  
PO Box 8307  
Southeastern, PA 19398-8307

NY  
41615130



7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations - CDD  
1005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Invoice **OPT0606780**  
Sep 20, 2021

Client	Meritus Associations - CDD-1012
Association	Not selected
Product	Mail My PDF
Job Number	HAY6MTASsMPDF
Job Name	Park Place CDD
PO Number	No Parking Reminder Notice
Due Date	Oct 20, 2021

Summary	Qty	Price	Tax	Subtotal
<b>Materials &amp; Services</b>	<b>1</b>	<b>31.030</b>	<b>T</b>	<b>\$31.03</b>
Printing, inserting and mailing.				
107   1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
107   1 Sheet total: 31.03				
107   #10 Envelope				
 <b>Postage 1 oz Letter</b>	 <b>107</b>	 <b>0.530</b>	 <b>N</b>	 <b>\$56.71</b>
 <b>Subtotal</b>				<b>\$87.74</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Total</b>				<b>\$87.74</b>

Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:  
**Optimal Outsource**  
PO Box 8307  
Southeastern, PA 19398-8307

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

September 21, 2021  
Client: 001365  
Matter: 000001  
Invoice #: 20338

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
8/16/2021	JMV	TELEPHONE CALLS WITH B. HOWELL RE: CDD BOARD MEETING AND LEGAL NOTICES.	0.4	
9/9/2021	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2	
9/13/2021	JMV	REVIEW COMMUNICATION FROM B. HOWELL; REVIEW COMMUNICATION RE: CDD ENCROACHMENTS; DRAFT EMAILS TO B. HOWELL.	0.4	
9/14/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; DRAFT EMAIL TO B. HOWELL; REVIEW EMAIL FROM B. HOWELL.	0.5	
Total Professional Services			1.5	\$457.50

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.5	\$457.50

September 21, 2021  
Client: 001365  
Matter: 000001  
Invoice #: 20338

Page: 2

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Total Services	\$457.50	
Total Disbursements	\$0.00	
Total Current Charges		\$457.50

**PAY THIS AMOUNT**

**\$457.50**

*Please Include Invoice Number on all Correspondence*

**PARK PLACE CDD**

**MEETING DATE: August 18, 2021**

**DMS Staff Signature** 

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

AJ 081821



**PARK PLACE CDD**

**MEETING DATE:** September 15, 2021

**DMS Staff Signature** [Signature]

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

AJ 091521

**PARK PLACE CDD**

**MEETING DATE: August 18, 2021**

**DMS Staff Signature** 

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

CP 081821

**PARK PLACE CDD**

**MEETING DATE:** September 15, 2021

**DMS Staff Signature** [Signature]

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

CP091521

**PARK PLACE CDD**

**MEETING DATE: August 18, 2021**

**DMS Staff Signature** 

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

DL 081821

**PARK PLACE CDD**

MEETING DATE: September 15, 2021

DMS Staff Signature [Signature]

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

DL 091521



**PARK PLACE CDD**

**MEETING DATE: August 18, 2021**


**DMS Staff Signature** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Andrea Jackson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Kinser-Powell, Cathy	<input checked="" type="checkbox"/>	Salary Accepted	\$200
David Levy	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Erica Lavina	<input checked="" type="checkbox"/>	Salary Accepted	\$200

DC081821

**PARK PLACE CDD**

MEETING DATE: September 15, 2021

DMS Staff Signature 

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

DC091521

**PARK PLACE CDD**

**MEETING DATE: August 18, 2021**

**DMS Staff Signature** 

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

EL081821

**PARK PLACE CDD**

**MEETING DATE: September 15, 2021**

**DMS Staff Signature** 

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

EL091521

# 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	
09/ 1/21		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
09/01/2021	Deirdre Almeida	117357	
Total Amount Due		Ad Number	
\$350.50		0000178446	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/01/21	09/01/21	0000178446	Times	Legals CLS	Workshop	1	2x42 L	\$348.50
09/01/21	09/01/21	0000178446	Tampabay.com	Legals CLS	Workshop AffidavitMaterial	1	2x42 L	\$0.00 \$2.00

NSK  
4801  
51301

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 1/21		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
09/01/2021	Deirdre Almeida	117357	
Total Amount Due		Ad Number	
\$350.50		0000178446	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

PARK PLACE CDD

ATTN: C/O MERTIUS DISTRICTS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Received

SEP 07 2021

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**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: Workshop** was published in **Tampa Bay Times**: 9/1/21 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.

**NOTICE OF SPECIAL WORKSHOP**  
**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park Place Community Development District will hold a Special Workshop to address any and all business which may properly come before them on Wednesday, September 08, 2021 at 6:00 p.m., at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting/workshop may be continued in progress without additional notice to a time, date, and location stated on the record

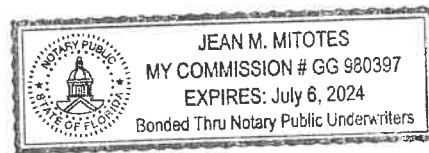
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact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

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

Brian Howell  
 District Manager

Publication Date: September 01, 2021

0000178446



Signature Affiant

Sworn to and subscribed before me this **09/01/2021**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



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>								
Cypress Creek Aquatics	1100	1,620.00	540.00					HP - Aquatic Maintenance - September 2021
Spearem Enterprises	4961	225.0	75.00					HP - Fountain Maintenance - August 2021
Yellowstone	258263	8067.75	2689.27	10,757.02				HP - Landscape Maintenance - September 2021
<b>Monthly Contract Sub-Total</b>				<b>\$ 13,217.02</b>				
<b>Variable Contract</b>								
<b>Variable Contract Sub-Total</b>				<b>\$0.00</b>				
<b>Utilities</b>								
Tampa Electric	311000010091 090221	477.66	159.75	637.41				HP - Electric Service thru 08/18/2021
<b>Utilities Sub-Total</b>				<b>\$ 637.41</b>				
<b>Regular Services</b>								
Don Harrison Enterprises	2805	761.25	253.75	1,015.00				HP Remote Control Replacement - 09/07/2021
Spearem Enterprises	4960	240.00	80.00	320.00				HP - Cleaning Service - 09/04/2021
Spearem Enterprises	4967		337.50	337.50	<b>\$657.50</b>			HP - Maintenance - 09/10/2021
Yellowstone	258213	126.65	42.22	168.87				HP - Service Repair - 08/31/2021
Yellowstone	263710	242.24	80.75	322.99				HP - Main Line Repair - 09/09/2021
Yellowstone	267271	100.50	33.50	134.00	<b>625.86</b>			HP - Irrigation Inspection Repair - September 2021
<b>Regular Services Sub-Total</b>				<b>\$ 2,298.36</b>				
<b>Additional Services</b>								
<b>Additional Services Sub-Total</b>				<b>\$0.00</b>				
<b>Total</b>				<b>\$ 16,152.79</b>				

Approved (with any necessary revisions noted):

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
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576



# Invoice

Date	Invoice #
9/1/2021	1100

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

Ship To

P.O. Number	Terms	Project
	Net 30	Maintenance Agreement

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	3,160.00	3,160.00
<div style="position: relative; height: 200px;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; font-family: cursive;">RSA</span> </div>				
<b>Total</b>				<b>\$3,160.00</b>

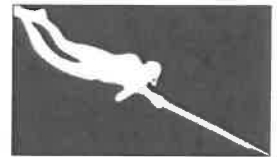
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



# INVOICE

**BILL TO**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

**INVOICE #** 4961**DATE** 09/04/2021**DUE DATE** 09/19/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b>	1	300.00	300.00

Month of August 2021 Weekly Fountain Maintenance. (three times per week, contracted for twice)

Adjusted all flow levels, water levels so that fountain works properly.

BY 4601 57 204

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****\$300.00**



**YELLOWSTONE**  
LANDSCAPE

**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 258263	9/1/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2021

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

Description	Current Amount
Monthly Landscape Maintenance September 2021	\$18,108.36

*(Handwritten initials)*

**Invoice Total**

**\$18,108.36**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

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

Statement Date: 09/02/21  
Account: 311000010091

Current month's charges:	\$3,896.11
Total amount due:	\$3,896.11
Payment Due By:	09/17/21

**Your Account Summary**

Previous Amount Due	\$3,872.90
Payment(s) Received Since Last Statement	-\$3,872.90
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$3,896.11</b>
<b>Total Amount Due</b>	<b>\$3,896.11</b>

**DO NOT PAY. Your account will be drafted on 09/17/21**

*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  
4301 4301 4301  
\$3258.70 \$477.66 \$159.75

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:	\$3,896.11
Total amount due:	\$3,896.11
Payment Due By:	09/17/21

**Amount Enclosed** \$

700125002305 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/17/21

*Received*

SEP 07 2021

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

700125002305 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/17/21



## 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

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### 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 [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 Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

## Billed Individual Accounts



00000030-0000319-Page 5 of 20

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$19.11
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$1042.64
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1635.74
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.54
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.40
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.52
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$163.17
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$29.85
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$26.96
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$41.53
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$38.84
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$28.72
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$40.09



# ACCOUNT INVOICE

tampaelectric.com



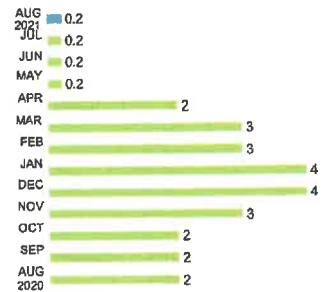
**Account:** 211007038386  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/21/21 to 08/18/21

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	08/18/21	1,615		1,609		6 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						6 kWh @ \$0.05928/kWh \$0.36		
Fuel Charge						6 kWh @ \$0.03167/kWh \$0.19		
Storm Protection Charge						6 kWh @ \$0.00251/kWh \$0.02		
Florida Gross Receipt Tax						\$0.48		
<b>Electric Service Cost</b>						<b>\$19.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$19.11</b>		



Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015021994  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1826 kWh @ \$0.02712/kWh	\$49.52
Fixture & Maintenance Charge	22 Fixtures	\$395.98
Lighting Pole / Wire	22 Poles	\$530.52
Lighting Fuel Charge	1826 kWh @ \$0.03136/kWh	\$57.26
Storm Protection Charge	1826 kWh @ \$0.00354/kWh	\$6.46
Florida Gross Receipt Tax		\$2.90

#### Lighting Charges

**\$1,042.64**

#### Current Month's Electric Charges

**\$1,042.64**

00000030-0000320-Page 7 of 20

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1202 kWh @ \$0.02712/kWh	\$32.60
Fixture & Maintenance Charge	43 Fixtures	\$634.29
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1202 kWh @ \$0.03136/kWh	\$37.69
Storm Protection Charge	1202 kWh @ \$0.00354/kWh	\$4.26
Florida Gross Receipt Tax		\$1.91
<b>Lighting Charges</b>		<b>\$1,635.74</b>
<b>Current Month's Electric Charges</b>		<b>\$1,635.74</b>

00000030-0000320-Page 8 of 20

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022232  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	183 kWh @ \$0.02712/kWh	\$4.96
Fixture & Maintenance Charge	7 Fixtures	\$96.19
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	183 kWh @ \$0.03136/kWh	\$5.74
Storm Protection Charge	183 kWh @ \$0.00354/kWh	\$0.65
Florida Gross Receipt Tax		\$0.29

#### Lighting Charges

**\$258.54**

#### Current Month's Electric Charges

**\$258.54**

00000030-0000321-Page 8 of 20

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	234 kWh @ \$0.02712/kWh	\$6.35
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.03136/kWh	\$7.34
Storm Protection Charge	234 kWh @ \$0.00354/kWh	\$0.83
Florida Gross Receipt Tax		\$0.37
<b>Lighting Charges</b>		<b>\$228.40</b>
<b>Current Month's Electric Charges</b>		<b>\$228.40</b>

01000030-1000021-Page 10 of 20

Billing information continues on next page





**Account:** 211015022463  
**Statement Date:** 08/30/21

**Details of Charges – Service from 07/21/21 to 08/18/21**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	246 kWh @ \$0.02712/kWh	\$6.67
Fixture & Maintenance Charge	9 Fixtures	\$133.11
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	246 kWh @ \$0.03136/kWh	\$7.71
Storm Protection Charge	246 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

**Lighting Charges**

**\$342.52**

**Current Month's Electric Charges**

**\$342.52**

00000030-0000322-Page 11 of 20

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022745  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	38,108		36,599		1,509 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						1,509 kWh @ \$0.05928/kWh \$89.45		
Fuel Charge						1,509 kWh @ \$0.03167/kWh \$47.79		
Storm Protection Charge						1,509 kWh @ \$0.00251/kWh \$3.79		
Florida Gross Receipt Tax						\$4.08		
<b>Electric Service Cost</b>						<b>\$163.17</b>		
<b>Current Month's Electric Charges</b>						<b>\$163.17</b>		

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022836  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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

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

00000030-0000323-Page 13 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	08/20/21	3,800		3,682		118 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						118 kWh @ \$0.05928/kWh		
Fuel Charge						118 kWh @ \$0.03167/kWh		
Storm Protection Charge						118 kWh @ \$0.00251/kWh		
Florida Gross Receipt Tax						\$0.75		
<b>Electric Service Cost</b>						<b>\$29.85</b>		
<b>Current Month's Electric Charges</b>						<b>\$29.85</b>		

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 08/30/21

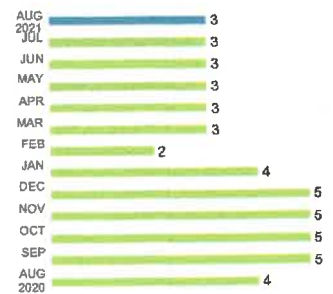
## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	2,847		2,759		88 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						88 kWh @ \$0.05928/kWh \$5.22		
Fuel Charge						88 kWh @ \$0.03167/kWh \$2.79		
Storm Protection Charge						88 kWh @ \$0.00251/kWh \$0.22		
Florida Gross Receipt Tax						\$0.67		
<b>Electric Service Cost</b>						<b>\$26.96</b>		
<b>Current Month's Electric Charges</b>						<b>\$26.96</b>		



Billing information continues on next page



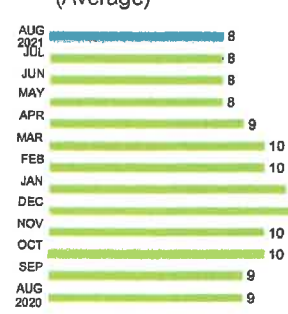
**Account:** 211015023099  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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

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

00000030-0000324-Page 15 of 20

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	08/20/21	7,512	7,272		240 kWh	1	29 Days
Basic Service Charge					\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge					240 kWh @ \$0.05928/kWh \$14.23		
Fuel Charge					240 kWh @ \$0.03167/kWh \$7.60		
Storm Protection Charge					240 kWh @ \$0.00251/kWh \$0.60		
Florida Gross Receipt Tax					\$1.04		
<b>Electric Service Cost</b>						<b>\$41.53</b>	
<b>Current Month's Electric Charges</b>						<b>\$41.53</b>	

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



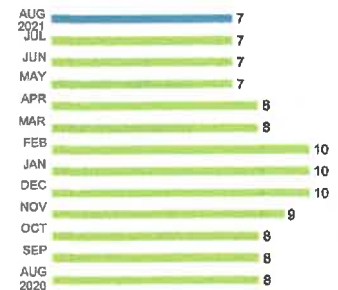
**Account:** 211015023214  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	7,039		6,827		212 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						212 kWh @ \$0.05928/kWh \$12.57		
Fuel Charge						212 kWh @ \$0.03167/kWh \$6.71		
Storm Protection Charge						212 kWh @ \$0.00251/kWh \$0.53		
Florida Gross Receipt Tax						\$0.97		
<b>Electric Service Cost</b>						<b>\$38.84</b>		
<b>Current Month's Electric Charges</b>						<b>\$38.84</b>		



00000030-0000324-Page 16 of 20

Billing information continues on next page



**Account:** 211015023339  
**Statement Date:** 08/30/21

**Details of Charges – Service from 07/23/21 to 08/20/21**

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	08/20/21	2,580		2,497		83 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						83 kWh @ \$0.05928/kWh \$4.92		
Fuel Charge						83 kWh @ \$0.03167/kWh \$2.63		
Storm Protection Charge						83 kWh @ \$0.00251/kWh \$0.21		
Florida Gross Receipt Tax						\$0.66		
<b>Electric Service Cost</b>						<b>\$26.48</b>		
State Tax						\$2.24		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$28.72</b>		
<b>Current Month's Electric Charges</b>						<b>\$28.72</b>		

Billing information continues on next page





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	5,792		5,567		225 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						225 kWh @ \$0.05928/kWh \$13.34		
Fuel Charge						225 kWh @ \$0.03167/kWh \$7.13		
Storm Protection Charge						225 kWh @ \$0.00251/kWh \$0.56		
Florida Gross Receipt Tax						\$1.00		
<b>Electric Service Cost</b>						<b>\$40.09</b>		
<b>Current Month's Electric Charges</b>						<b>\$40.09</b>		
<b>Total Current Month's Charges</b>						<b>\$3,896.11</b>		

## Important Messages

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

Don Harrison Enterprises									
2510 Priscilla Ct. • Lutz, FL 33559-5679 (813) 363-6286 # 112215									
No 2805									
DATE 09   07   2021									
NAME Parkplace C.D.D.									
STREET 2805 Pm pm clock STE 300 (813) 873-7300									
CITY TAMPA STATE FL ZIP 33607									
JOB NAME/LOCATION									
ADDRESS (Highland Park Clock)									
SCHEDULED DATE/TIME									
WORK TAKEN BY Doni ORDERED BY Brian Howell									
DESCRIPTION OF WORK									
Replaced the programmable Controller for the Clock At Highland Park AS Needed									
ASK ABOUT OUR SERVICE CONTRACTS									
PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.									
UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:									
PARTS AMOUNT 795.00									
LABOR 180.00									
SERVICE CALL 40.00									
PREVENTIVE MAINTENANCE DISCOUNT									
TOTAL AMOUNT DUE \$ 1015.00									
DATE COMPLETED 09-06-2021									
TERMS: Net Due Upon Completion									
CUSTOMER SIGNATURE									
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.									
CUSTOMER SIGNATURE									

**Spearem Enterprises, LLC**  
 7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL  
 +1 7273643349  
 spearem.jmb@gail.com



# INVOICE

## BILL TO

Park Place CDD  
 Meritus  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

INVOICE # 4960

DATE 09/04/2021

DUE DATE 09/19/2021

TERMS Net 15

57204

VB 6/12

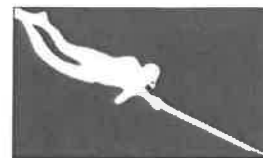
DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> 8-9-2021: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap, toilet paper and infant changing pads.	1	60.00	60.00
<b>Labor</b> 8-16-2021: Highland Park 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> 8-23-2021 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> 8-30-2021 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, Paper Towels, Trash Can liners, please note this cost typically goes up to more residents using facilities.	1	45.00	45.00
<b>Labor</b> Extra Commercial, Park Can being taking care of by Spearem., weekly basis.....	1	35.00	35.00

BALANCE DUE

**\$320.00**



**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL  
+1 7273643349  
spearem.jmb@gail.com



## INVOICE

### BILL TO

Park Place CDD  
Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**INVOICE #** 4967

**DATE** 09/10/2021

**DUE DATE** 09/25/2021

**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Mandolin Reserves: Repaint Benches. cost includes labor and material. Cost is PER BENCH.	6	225.00	1,350.00

*Handwritten notes: "N", "6400", "53902" are visible next to the labor description.*

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

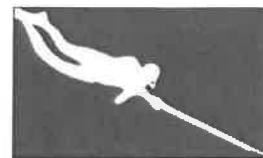
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE**

**\$1,350.00**

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL  
+1 7273643349  
spearem.jmb@gail.com



## INVOICE

### BILL TO

Park Place CDD  
Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**INVOICE #** 4967

**DATE** 09/10/2021

**DUE DATE** 09/25/2021

**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Mandolin Reserves: Repaint Benches. cost includes labor and material. Cost is PER BENCH.	6	225.00	1,350.00

*Handwritten notes: "N", "6400", "53902"*

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE**

**\$1,350.00**



## INVOICE

INVOICE #	INVOICE DATE
TM 258213	8/31/2021
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:** September 30, 2021

**Invoice Amount:** \$168.87

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

Service Repair For Sign Install

Repaired Zone Lines along Racetrack Rd. hit by sign Install.

Irrigation Repairs \$168.87

Invoice Total \$168.87

IN COMMERCIAL LANDSCAPING

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



Proposal #150659  
Date: 08/24/2021  
From: Richard Whitcomb

Proposal For

Park Place CDD

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

main:  
mobile:

Location

11740 Casa Lago Ln  
Westchase, FL 33607

WT # 150659

Property Name: Park Place CDD

Service Repair For Sign Install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.00	\$66.23	\$132.46
2" X 1 1/2" Reducer Bushing	2.00	\$3.43	\$6.86
1 1/2" X 1 1/4" Reducer Bushing	2.00	\$2.23	\$4.46
2" Coupling	1.00	\$2.69	\$2.69
2" Expansion Coupling	1.00	\$22.40	\$22.40

Client Notes

Repaired Zone Lines along Racetrack Rd. hit by sign Install.

Signature

x

SUBTOTAL	\$168.87
SALES TAX	\$0.00
TOTAL	\$168.87

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 263710	9/9/2021
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:** October 9, 2021

**Invoice Amount:** \$322.99

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

Main Line Repair Island RaceTrac Rd.

Repaired main line break on RaceTrac rd. in island.

Irrigation Repairs

\$322.99

**Invoice Total** **\$322.99**

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 267271	9/23/2021
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:** October 23, 2021

**Invoice Amount:** \$134.00

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

September Irrigation Inspection Repair

Wet check system Cat Path and Clubhouse controller replaced 2 spray heads and nozzles at Cat Path .Replaced 2 spray heads and nozzles and repaired 3 drip lines on Clubhouse controller.

Irrigation Repairs

\$134.00

Invoice Total

\$134.00

IN COMMERCIAL LANDSCAPING

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

**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>					
Cypress Creek Aquatics, Inc.	1100	\$ 1,000.00			WM - Aquatic Maintenance - September 2021
Yellowstone	258263	7,351.34			WM - Landscape Maintenance - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 8,351.34</b>			
<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Utilities</b>					
BOCC	1923999022 091521	\$ 70.18		\$ 145.83	WM - Electric Service thru 09/08/2021
Frontier	8138187058 090121	94.01			WM - Communication Service - 09/30/2021
Frontier	8138188068 092221	129.85	<b>\$ 223.86</b>		WM - Communication Service - 09/22/2021
Tampa Electric	221006629085 092421	221.48			WM - Electric Service thru 09/20/2021
Tampa Electric	221006630208 092421	38.06			WM - Electric Service thru 09/20/2021
Tampa Electric	221007862958 092421	214.22			WM - Electric Service thru 09/20/2021
Tampa Electric	311000010091 090221	3,258.70	<b>\$ 3,732.46</b>		WM - Electric Service thru 08/18/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,026.50</b>			
<b>Regular Services</b>					
Don Harrison Enterprises	2802	350.00			WM - Routine Maintenance - 09/01/2021
Spereem Enterprises	4967	1,012.50			WM - Maintenance - 09/10/2021
<b>Regular Services Sub-Total</b>		<b>\$ 1,362.50</b>			

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
Additional Services Sub-Total		\$ 0.00			
<b>TOTAL:</b>		<b>\$ 13,740.34</b>			

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576




# Invoice

Date	Invoice #
9/1/2021	1100

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

Ship To

P.O. Number	Terms	Project
	Net 30	Maintenance Agreement

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	3,160.00	3,160.00
				

<b>Total</b>	<b>\$3,160.00</b>
--------------	-------------------

**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 258263	9/1/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2021

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

Description	Current Amount
Monthly Landscape Maintenance September 2021	\$18,108.36

RS

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

*Excellence*  
IN COMMERCIAL LANDSCAPING

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



Hillsborough  
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/15/2021	10/06/2021



#### Summary of Account Charges

Previous Balance	\$67.98
Net Payments - Thank You	\$-67.98
Total Account Charges	<b>\$70.18</b>

<b>AMOUNT DUE</b>	<b>\$70.18</b>
-------------------	----------------

#### Important Message

BOCC Approved Rate Increases Are Effective Oct. 1, 2021.  
Residential Customers using 7,000 gallons of water monthly will  
have an average bill increase of 4.78%. Visit [HCFLGov.net/Water](http://HCFLGov.net/Water),  
Water Rates & Fees tab for details.

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



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022

Hillsborough  
County Florida

Received  
SEP 23 2021

#### 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

818

DUE DATE	10/06/2021
AMOUNT DUE	\$70.18
AMOUNT PAID	

0019239990229

00000070185  
103



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/15/2021	10/06/2021

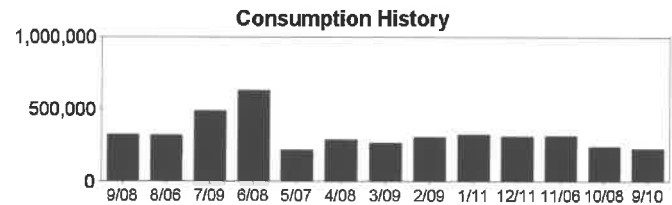
Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	08/06/2021	430297	09/08/2021	433538	324100 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$58.26
<b>Total Service Address Charges</b>	<b>\$58.26</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/15/2021	10/06/2021

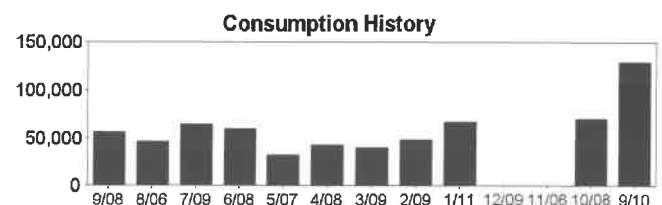
Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	08/06/2021	77245	09/08/2021	77805	56000 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$11.92
<b>Total Service Address Charges</b>	<b>\$11.92</b>







PARK PLACE CDD  
Your Monthly Invoice

Page 1 of 4

**Account Summary**

New Charges Due Date	9/27/21
Billing Date	9/01/21
Account Number	813-818-7058-022619-5
PIN	0363
Previous Balance	97.66
Payments Received Thru 8/26/21	-97.66
Thank you for your payment!	
Balance Forward	.00
New Charges	94.01
<b>Total Amount Due</b>	<b>\$94.01</b>



**Reliable speed your business needs**  
Get Frontier' FiberOptic Internet for Business

- > 100% fiber-optic network
- > No data caps
- > Uploads 10x faster than cable

Call **1.888.861.0548** or visit **frontier.com/SMBsolutions1**

For new business Internet customers only. A \$95 activation charge applies. Subject to availability. Cannot be combined with other offers. Other restrictions, Frontier policies and service terms apply.

**Manage Your Account**

**To Pay Your Bill**

- Online:** Frontier.com 1.800.801.6652
- By mail**

**To Contact Us**

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

AV 01 006106 40878B 32 A\*\*5DGT



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

**PAYMENT STUB**

**Total Amount Due** **\$94.01**

New Charges Due Date 9/27/21

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

SEP 07 2021

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



6470018138187058022619000000000000000094015

105



PARK PLACE CDD  
Date of Bill  
Account Number

Page 3 of 4  
9/01/21  
813-818-7058-022619-5

## CURRENT BILLING SUMMARY

Local Service from 09/01/21 to 09/30/21

Qty Description	813/818-7058.0	Charge
<b>Basic Charges</b>		
Business Line		42.00
Multi-Line Federal Subscriber Line Charge		8.88
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge Multi-Line Business		3.03
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		3.78
FL State Communications Services Tax		3.33
County Communications Services Tax		3.23
FCA Long Distance - Federal USF Surcharge		1.90
Federal Excise Tax		1.67
FL State Gross Receipts Tax		1.23
Hillsborough County 911 Surcharge		.40
FL State Gross Receipts Tax		.10
FL Telecommunications Relay Service		.10
<b>Total Basic Charges</b>		<b>77.39</b>
<b>Non Basic Charges</b>		
Federal Primary Carrier Multi Line Charge		5.99
FCA Long Distance - Federal USF Surcharge		1.90
FL State Communications Services Tax		.39
County Communications Services Tax		.38
<b>Total Non Basic Charges</b>		<b>8.66</b>
<b>Toll/Other</b>		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.49
FCA Long Distance - Federal USF Surcharge		1.75
FL State Communications Services Tax		.35
County Communications Services Tax		.35
FL State Gross Receipts Tax		.02
FL State Gross Receipts Tax		.01
<b>Total Toll/Other</b>		<b>7.96</b>

**TOTAL 94.01**

## Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	AUG 04	9:37P	1.1	DD	NORTHBROOK IL (847)275-6826	.08
2	AUG 05	3:03P	.9	DD	FORT WAYNE IN (260)515-2059	.07
3	AUG 07	12:54P	.3	DD	FORT WAYNE IN (260)515-2059	.03
4	AUG 07	12:55P	.3	DD	FORT WAYNE IN (260)515-2059	.03
5	AUG 08	6:21P	.3	DD	FORT WAYNE IN (260)515-2059	.03
6	AUG 13	6:09P	.3	DD	FORT WAYNE IN (260)515-2059	.03
7	AUG 14	4:26P	.3	DD	FORT WAYNE IN (260)515-2059	.03
8	AUG 14	4:46P	.9	DD	FORT WAYNE IN (260)515-2059	.07
9	AUG 18	6:03P	.3	DD	ATLANTA GA (404)783-6193	.03
10	AUG 24	6:56P	.3	DD	BRENTWOOD NY (631)804-0457	.03
11	AUG 24	6:57P	.3	DD	BRENTWOOD NY (631)804-0457	.03
12	AUG 29	5:16P	.3	DD	FORT WAYNE IN (260)515-2059	.03
<b>813/818-7058 Subtotal</b>						<b>.49</b>

Legend Call Types:  
DD - Day

## Caller Summary Report

	Calls	Minutes	Amount
Main Number	12	5	.49
***Customer Summary	12	5	.49

## 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 \$94.01 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the Frontier Roadwork Surcharge increased to \$1.75 per month. Questions? Please contact customer service.

**Account Summary**

<b>New Charges Due Date</b>	<b>10/18/21</b>
Billing Date	9/22/21
Account Number	813-818-8068-022619-5
PIN	9579
Previous Balance	129.57
Payments Received Thru 9/12/21	-129.57
Thank you for your payment!	
Balance Forward	.00
New Charges	129.85
<b>Total Amount Due</b>	<b>\$129.85</b>

**Thank  
you**

We appreciate your continued business and remain committed to keeping you connected.

**Manage Your Account**


**To Pay Your Bill**

 **Online:** Frontier.com  1.800.801.6652

 **By mail**

**To Contact Us**

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

 1.800.921.8102  **Tech support:** Frontier.com/helpcenter

 **Email:** ContactBusiness@ftr.com

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**Frontier**  
COMMUNICATIONS

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

AV 01 013669 64631B 61 A\*\*5DGT

|||||

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

**Received**  
SEP 27 2021

**PAYMENT STUB**

**Total Amount Due** **\$129.85**

New Charges Due Date 10/18/21

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

|||||



## CURRENT BILLING SUMMARY

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

Qty Description	813/818-8068.0	Charge
<b>Basic Charges</b>		
FTR Freedom for Business		87.00
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FCA Long Distance - Federal USF Surcharge		6.03
FL State Communications Services Tax		5.54
County Communications Services Tax		5.40
Federal USF Recovery Charge		2.87
FL State Gross Receipts Tax		2.40
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.33
FL State Gross Receipts Tax		.16
FL Telecommunications Relay Service		.10
<b>Total Basic Charges</b>		<b>126.97</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.83
FL State Communications Services Tax		.13
County Communications Services Tax		.13
<b>Total Toll/Other</b>		<b>2.88</b>

**TOTAL 129.85**

## 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 \$129.85 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the Frontier Roadwork Surcharge increased to \$1.75 per month. Questions? Please contact customer service.

## Detail of Frontier Com of America Charges

Toll charged to 813/818-8068

### Legend Call Types:

DD - Day

## Caller Summary Report

	Calls	Minutes	Amount
Main Number	2	2	.00
***Customer Summary	2	2	.00

## Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	1	.00
Intrastate	1	1	.00
***Customer Summary	2	2	.00







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/24/2021

Account: 221006629085

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

Current month's charges:	\$221.48
Total amount due:	\$221.48
Payment Due By:	10/15/2021

### Your Account Summary

Previous Amount Due	\$175.34
Payment(s) Received Since Last Statement	-\$175.34
<b>Current Month's Charges</b>	<b>\$221.48</b>
<b>Total Amount Due</b>	<b>\$221.48</b>

# One Less Worry :)

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**Sign up for free today!**



[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$221.48
Total amount due:	\$221.48
Payment Due By:	10/15/2021

Amount Enclosed \$

655087284526

00003381 02 AV 0.42 33607 FTECO109242122440510 00000 02 01000000 009 02 10137 004

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



Received  
SEP 29 2021

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

65508728452622100662908500000000221489

**Account:** 221006629085  
**Statement Date:** 09/24/2021  
**Current month's charges due** 10/15/2021

## Details of Charges – Service from 08/19/2021 to 09/20/2021

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	09/20/2021	45,334	-	43,464	=	1,870 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	1,870 kWh @ \$0.06076/kWh	\$113.62
Fuel Charge	1,870 kWh @ \$0.04255/kWh	\$79.57
Storm Protection Charge	1,870 kWh @ \$0.00251/kWh	\$4.69
Florida Gross Receipt Tax		\$5.54
<b>Electric Service Cost</b>		<b>\$221.48</b>

**Total Current Month's Charges**

**\$221.48**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003381-0007924-Page 3 of 8



Statement Date: 09/24/2021

Account: 221006630208

PARK PLACE CDD  
11698 CITRUS PARK DR  
TAMPA, FL 33626-0000

Current month's charges:	\$38.06
Total amount due:	\$38.06
Payment Due By:	10/15/2021

## Your Account Summary

Previous Amount Due	\$33.38
Payment(s) Received Since Last Statement	-\$33.38
<b>Current Month's Charges</b>	<b>\$38.06</b>
<b>Total Amount Due</b>	<b>\$38.06</b>

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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:	\$38.06
Total amount due:	\$38.06
Payment Due By:	10/15/2021

**Amount Enclosed** \$

655087284527



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

SEP 29 2021

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

6550872845272210066302080000000038068

**Account:** 221006630208  
**Statement Date:** 09/24/2021  
**Current month's charges due** 10/15/2021

## Details of Charges – Service from 08/19/2021 to 09/20/2021

Service for: 11698 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
1000265065	09/20/2021	4,824		4,644		180 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	180 kWh @ \$0.06076/kWh	\$10.94
Fuel Charge	180 kWh @ \$0.04255/kWh	\$7.66
Storm Protection Charge	180 kWh @ \$0.00251/kWh	\$0.45
Florida Gross Receipt Tax		\$0.95

**Electric Service Cost**

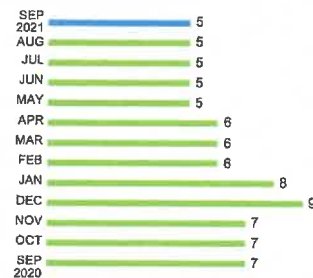
**\$38.06**

**Total Current Month's Charges**

**\$38.06**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003381-0007926-Page 7 of 8







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/24/2021

Account: 221007862958

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

Current month's charges:	\$214.22
Total amount due:	\$214.22
Payment Due By:	10/15/2021

### Your Account Summary

Previous Amount Due	\$170.16
Payment(s) Received Since Last Statement	-\$170.16
<b>Current Month's Charges</b>	<b>\$214.22</b>
<b>Total Amount Due</b>	<b>\$214.22</b>

# One Less Worry :)

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Contact free;  
worry free!

**Sign up for free today!**



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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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: 221007862958

Current month's charges:	\$214.22
Total amount due:	\$214.22
Payment Due By:	10/15/2021

**Amount Enclosed** \$

632865123813

00006555 01 AV 0.42 33607 FTECO109242122440510 00000 01 01000000 002 02 6555 002



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

Received  
SEP 29 2021

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

6328651238132210078629580000000214225

**Account:** 221007862958  
**Statement Date:** 09/24/2021  
**Current month's charges due** 10/15/2021

## Details of Charges – Service from 08/19/2021 to 09/20/2021

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

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

Meter Location: FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000679633	09/20/2021	25,917		24,114		1,803 kWh	1	33 Days

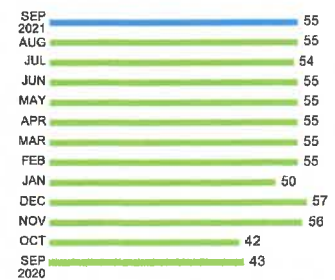
Basic Service Charge		\$18.06
Energy Charge	1,803 kWh @ \$0.06076/kWh	\$109.55
Fuel Charge	1,803 kWh @ \$0.04255/kWh	\$76.72
Storm Protection Charge	1,803 kWh @ \$0.00251/kWh	\$4.53
Florida Gross Receipt Tax		\$5.36
<b>Electric Service Cost</b>		<b>\$214.22</b>

**Total Current Month's Charges**

**\$214.22**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00006555-0014539-Page 3 of 4



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

Statement Date: 09/02/21  
Account: 311000010091

Current month's charges:	\$3,896.11
Total amount due:	\$3,896.11
Payment Due By:	09/17/21

**Your Account Summary**

Previous Amount Due	\$3,872.90
Payment(s) Received Since Last Statement	-\$3,872.90
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$3,896.11</b>
<b>Total Amount Due</b>	<b>\$3,896.11</b>

**DO NOT PAY. Your account will be drafted on 09/17/21**

*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  
4301 4301 4301  
\$3258.70 \$477.66 \$159.75

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:	\$3,896.11
Total amount due:	\$3,896.11
Payment Due By:	09/17/21

**Amount Enclosed** \$

700125002305 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/17/21

*Received*

SEP 07 2021

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

700125002305 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/17/21

## 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

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### 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 [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 Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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



## Billed Individual Accounts



00000030-0000319-Page 5 of 20

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$19.11
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$1042.64
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1635.74
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.54
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.40
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.52
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$163.17
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$29.85
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$26.96
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$41.53
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$38.84
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$28.72
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$40.09



# ACCOUNT INVOICE

tampaelectric.com



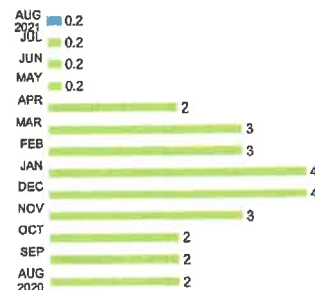
**Account:** 211007038386  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/21/21 to 08/18/21

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	08/18/21	1,615		1,609		6 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						6 kWh @ \$0.05928/kWh \$0.36		
Fuel Charge						6 kWh @ \$0.03167/kWh \$0.19		
Storm Protection Charge						6 kWh @ \$0.00251/kWh \$0.02		
Florida Gross Receipt Tax						\$0.48		
<b>Electric Service Cost</b>						<b>\$19.11</b>		
<b>Current Month's Electric Charges</b>						<b>\$19.11</b>		



Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015021994  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1826 kWh @ \$0.02712/kWh	\$49.52
Fixture & Maintenance Charge	22 Fixtures	\$395.98
Lighting Pole / Wire	22 Poles	\$530.52
Lighting Fuel Charge	1826 kWh @ \$0.03136/kWh	\$57.26
Storm Protection Charge	1826 kWh @ \$0.00354/kWh	\$6.46
Florida Gross Receipt Tax		\$2.90

#### Lighting Charges

**\$1,042.64**

#### Current Month's Electric Charges

**\$1,042.64**

00000030-0000320-Page 7 of 20

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022109  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1202 kWh @ \$0.02712/kWh	\$32.60
Fixture & Maintenance Charge	43 Fixtures	\$634.29
Lighting Pole / Wire	43 Poles	\$924.99
Lighting Fuel Charge	1202 kWh @ \$0.03136/kWh	\$37.69
Storm Protection Charge	1202 kWh @ \$0.00354/kWh	\$4.26
Florida Gross Receipt Tax		\$1.91
<b>Lighting Charges</b>		<b>\$1,635.74</b>
<b>Current Month's Electric Charges</b>		<b>\$1,635.74</b>

00000030-0000320-Page 8 of 20

Billing information continues on next page



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022232  
**Statement Date:** 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	183 kWh @ \$0.02712/kWh	\$4.96
Fixture & Maintenance Charge	7 Fixtures	\$96.19
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	183 kWh @ \$0.03136/kWh	\$5.74
Storm Protection Charge	183 kWh @ \$0.00354/kWh	\$0.65
Florida Gross Receipt Tax		\$0.29

#### Lighting Charges

**\$258.54**

#### Current Month's Electric Charges

**\$258.54**

00000030-0000321-Page 8 of 20

Billing information continues on next page





## ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349  
Statement Date: 08/30/21

### Details of Charges – Service from 07/21/21 to 08/18/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	234 kWh @ \$0.02712/kWh	\$6.35
Fixture & Maintenance Charge	6 Fixtures	\$84.33
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	234 kWh @ \$0.03136/kWh	\$7.34
Storm Protection Charge	234 kWh @ \$0.00354/kWh	\$0.83
Florida Gross Receipt Tax		\$0.37
<b>Lighting Charges</b>		<b>\$228.40</b>
<b>Current Month's Electric Charges</b>		<b>\$228.40</b>

01000030-1000021-Page 10 of 20

Billing information continues on next page



**Account:** 211015022463  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/21/21 to 08/18/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	246 kWh @ \$0.02712/kWh	\$6.67
Fixture & Maintenance Charge	9 Fixtures	\$133.11
Lighting Pole / Wire	9 Poles	\$193.77
Lighting Fuel Charge	246 kWh @ \$0.03136/kWh	\$7.71
Storm Protection Charge	246 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

### Lighting Charges

**\$342.52**

### Current Month's Electric Charges

**\$342.52**

00000030-0000322-Page 11 of 20

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



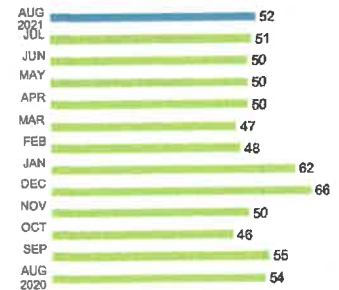
**Account:** 211015022745  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	38,108		36,599		1,509 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						1,509 kWh @ \$0.05928/kWh \$89.45		
Fuel Charge						1,509 kWh @ \$0.03167/kWh \$47.79		
Storm Protection Charge						1,509 kWh @ \$0.00251/kWh \$3.79		
Florida Gross Receipt Tax						\$4.08		
<b>Electric Service Cost</b>						<b>\$163.17</b>		
<b>Current Month's Electric Charges</b>						<b>\$163.17</b>		



Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022836  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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

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

00000030-0000323-Page 13 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	08/20/21	3,800		3,682		118 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						118 kWh @ \$0.05928/kWh \$7.00		
Fuel Charge						118 kWh @ \$0.03167/kWh \$3.74		
Storm Protection Charge						118 kWh @ \$0.00251/kWh \$0.30		
Florida Gross Receipt Tax						\$0.75		
<b>Electric Service Cost</b>						<b>\$29.85</b>		
<b>Current Month's Electric Charges</b>						<b>\$29.85</b>		

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022968  
**Statement Date:** 08/30/21

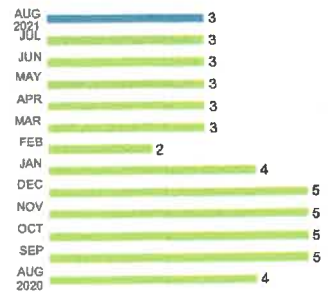
## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	2,847		2,759		88 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						88 kWh @ \$0.05928/kWh \$5.22		
Fuel Charge						88 kWh @ \$0.03167/kWh \$2.79		
Storm Protection Charge						88 kWh @ \$0.00251/kWh \$0.22		
Florida Gross Receipt Tax						\$0.67		
<b>Electric Service Cost</b>						<b>\$26.96</b>		
<b>Current Month's Electric Charges</b>						<b>\$26.96</b>		



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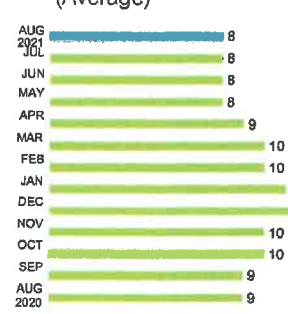
**Account:** 211015023099  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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

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

00000030-0000324-Page 15 of 20

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	08/20/21	7,512	7,272		240 kWh	1	29 Days
Basic Service Charge					\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge					240 kWh @ \$0.05928/kWh		
Fuel Charge					240 kWh @ \$0.03167/kWh		
Storm Protection Charge					240 kWh @ \$0.00251/kWh		
Florida Gross Receipt Tax					\$1.04		
<b>Electric Service Cost</b>						<b>\$41.53</b>	
<b>Current Month's Electric Charges</b>						<b>\$41.53</b>	

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# ACCOUNT INVOICE

tampaelectric.com



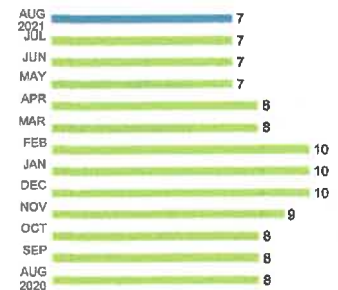
**Account:** 211015023214  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	7,039		6,827		212 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						212 kWh @ \$0.05928/kWh \$12.57		
Fuel Charge						212 kWh @ \$0.03167/kWh \$6.71		
Storm Protection Charge						212 kWh @ \$0.00251/kWh \$0.53		
Florida Gross Receipt Tax						\$0.97		
<b>Electric Service Cost</b>						<b>\$38.84</b>		
<b>Current Month's Electric Charges</b>						<b>\$38.84</b>		



Billing information continues on next page



**Account:** 211015023339  
**Statement Date:** 08/30/21

**Details of Charges – Service from 07/23/21 to 08/20/21**

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	08/20/21	2,580		2,497		83 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						83 kWh @ \$0.05928/kWh \$4.92		
Fuel Charge						83 kWh @ \$0.03167/kWh \$2.63		
Storm Protection Charge						83 kWh @ \$0.00251/kWh \$0.21		
Florida Gross Receipt Tax						\$0.66		
<b>Electric Service Cost</b>						<b>\$26.48</b>		
State Tax						\$2.24		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$28.72</b>		
<b>Current Month's Electric Charges</b>						<b>\$28.72</b>		

Billing information continues on next page



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015023446  
**Statement Date:** 08/30/21

## Details of Charges – Service from 07/23/21 to 08/20/21

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	08/20/21	5,792		5,567		225 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						225 kWh @ \$0.05928/kWh \$13.34		
Fuel Charge						225 kWh @ \$0.03167/kWh \$7.13		
Storm Protection Charge						225 kWh @ \$0.00251/kWh \$0.56		
Florida Gross Receipt Tax						\$1.00		
<b>Electric Service Cost</b>						<b>\$40.09</b>		
<b>Current Month's Electric Charges</b>						<b>\$40.09</b>		
<b>Total Current Month's Charges</b>						<b>\$3,896.11</b>		

## Important Messages

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

# Don Harrison Enterprises

**2510 Priscilla Ct. • Lutz, FL 33559-5679**  
**(813) 363-6286**  
**#112215**

DATE 09/02/2021

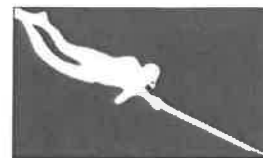
TO  
OF  
NO FURTHER  
REPLY  
IN  
OF  
OF  
OF  
OF

SEP 07 2021

[illegible]



**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL  
+1 7273643349  
spearem.jmb@gail.com



## INVOICE

### BILL TO

Park Place CDD  
Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**INVOICE #** 4967

**DATE** 09/10/2021

**DUE DATE** 09/25/2021

**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Mandolin Reserves: Repaint Benches. cost includes labor and material. Cost is PER BENCH.	6	225.00	1,350.00

*Handwritten notes: "N", "6400", "53902"*

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE**

**\$1,350.00**

# Park Place Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2021



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 9/30/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Debt Service Fund - Series 2021-1	Debt Service Fund - Series 2021-2	Capital Projects Fund - Series 2021-1	Capital Projects Fund - Series 2021-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets										
Cash-Operating Account 2	1,202,543	0	0	0	0	0	0	0	0	1,202,543
Investment - Revenue 2021-1 (5000)	0	0	0	10,135	0	0	0	0	0	10,135
Investment - Interest 2021-1 (5001)	0	0	0	29,331	0	0	0	0	0	29,331
Investment - Construction 2021-1 (5004)	0	0	0	0	0	1,058,834	0	0	0	1,058,834
Investment - Cost of Issuance 2021-1 (5005)	0	0	0	0	0	1,868	0	0	0	1,868
Investment - Revenue 2021-2 (5006)	0	0	0	0	18,404	0	0	0	0	18,404
Investment - Interest 2021-2 (5007)	0	0	0	0	43,357	0	0	0	0	43,357
Investment - Construction 2021-2 (5010)	0	0	0	0	0	0	503,896	0	0	503,896
Investment - Cost of Issuance 2021-2 (5011)	0	0	0	0	0	0	2,632	0	0	2,632
Investment - 2008 Escrow 2021-1 (4000)	0	0	0	0	0	0	0	0	0	0
Investment - 2014 Escrow 2021-2 (4001)	0	0	0	0	0	0	0	0	0	0
Accounts Receivable - Other	386	0	0	0	0	0	0	0	0	386
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0	0	0	0
Deposits - Utilities	10,777	0	0	0	0	0	0	0	0	10,777
Land & Land Improvements	0	0	0	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0	0	0	0	0
Construction Work In Progress	0	0	0	0	0	0	0	17,869	0	17,869
Amount Available-Debt Service	0	0	0	0	0	0	0	0	423,204	423,204
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	0	5,908,796	5,908,796
Other	0	0	0	0	0	0	0	0	0	0
Total Assets	1,213,706	0	0	39,466	61,761	1,060,702	506,528	12,567,581	6,332,000	21,781,744
Liabilities										
Accounts Payable	8,625	0	0	0	0	0	0	0	0	8,625
Due To General Fund	0	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2014	0	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2021-1	0	0	0	0	0	0	0	0	2,628,000	2,628,000

Park Place Community Development District

Balance Sheet

As of 9/30/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Debt Service Fund - Series 2021-1	Debt Service Fund - Series 2021-2	Capital Projects Fund - Series 2021-1	Capital Projects Fund - Series 2021-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Revenue Bonds Payable - Series 2021-2	0	0	0	0	0	0	0	0	3,704,000	3,704,000
Other	0	0	0	0	0	0	0	0	0	0
Total Liabilities	8,625	0	0	0	0	0	0	0	6,332,000	6,340,625
Fund Equity & Other Credits										
Fund Balance-All Other Reserves	0	194,118	233,397	0	0	0	0	0	0	427,515
Fund Balance-Unreserved	1,185,276	0	0	0	0	0	0	0	0	1,185,276
Investment In General Fixed Assets	0	0	0	0	0	0	0	12,567,581	0	12,567,581
Other	19,805	(194,118)	(233,397)	39,466	61,761	1,060,702	506,528	0	0	1,260,747
Total Fund Equity & Other Credits	1,205,081	0	0	39,466	61,761	1,060,702	506,528	12,567,581	0	15,441,119
Total Liabilities & Fund Equity	1,213,706	0	0	39,466	61,761	1,060,702	506,528	12,567,581	6,332,000	21,781,744

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644	133,994	3,349	3 %
Interest Earnings				
Interest Earnings	0	49	49	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	750	750	0 %
Total Revenues	130,644	134,792	4,148	3 %
Expenditures				
Legislative				
Supervisor Fees	12,000	11,600	400	3 %
Financial & Administrative				
Management Services	52,000	61,400	(9,400)	(18)%
District Engineer	8,500	35,839	(27,339)	(322)%
Trustees Fees	7,250	5,136	2,114	29 %
Accounting Services	31,000	31,000	(0)	(0)%
Auditing Services	7,000	7,000	0	0 %
Arbitrage Rebate Calculation	650	5,200	(4,550)	(700)%
Postage and Resident Notices	300	2,685	(2,385)	(795)%
Professional Liability Insurance	2,563	2,691	(128)	(5)%
Legal Advertising	837	10,875	(10,038)	(1,199)%
Bank Fees	200	290	(90)	(45)%
Dues, Licenses & Fees	200	175	25	13 %
Website Development & Maintenance	1,500	3,200	(1,700)	(113)%
ADA Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	4,894	12,328	(7,434)	(152)%
Other Physical Environment				
District Permit Compliance	250	0	250	100 %
Total Expenditures	130,644	189,420	(58,775)	(45)%
Excess of Revenues Over (Under) Expenditures	0	(54,627)	(54,627)	0 %



# Park Place Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2008

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	189,275	190,137	862	0 %
Interest Earnings				
Interest Earnings	0	10	10	0 %
Total Revenues	189,275	190,148	873	0 %
Expenditures				
Debt Service Payments				
Interest Payments	79,275	82,215	(2,940)	(4)%
Principal Payments	110,000	1,710,000	(1,600,000)	(1,455)%
Total Expenditures	189,275	1,792,215	(1,602,940)	(847)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,746,261	1,746,261	0 %
Interfund Transfer				
Interfund Transfer	0	(338,311)	(338,311)	0 %
Total Other Financing Sources	0	1,407,950	1,407,950	0 %
Excess of Revenues Over (Under) Expenditures	0	(194,118)	(194,118)	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	328,950	330,188	1,238	0 %
Interest Earnings				
Interest Earnings	0	14	14	0 %
Total Revenues	328,950	330,202	1,252	0 %
Expenditures				
Debt Service Payments				
Interest Payments	148,950	153,000	(4,050)	(3)%
Principal Payments	180,000	3,400,000	(3,220,000)	(1,789)%
Total Expenditures	328,950	3,553,000	(3,224,050)	(980)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,476,500	3,476,500	0 %
Interfund Transfer				
Interfund Transfer	0	(487,099)	(487,099)	0 %
Total Other Financing Sources	0	2,989,401	2,989,401	0 %
Excess of Revenues Over (Under) Expenditures	0	(233,397)	(233,397)	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2021-1

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	4,386	4,386	0 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	4,387	4,387	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	338,311	338,311	0 %
Debt Proceeds				
Bond Proceeds	0	1,443,028	1,443,028	0 %
Interfund Transfer				
Interfund Transfer	0	(1,746,261)	(1,746,261)	0 %
Total Other Financing Sources	0	35,079	35,079	0 %
Excess of Revenues Over (Under) Expenditures	0	39,466	39,466	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2021-2

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	7,617	7,617	0 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	7,619	7,619	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	487,099	487,099	0 %
Debt Proceeds				
Bond Proceeds	0	3,043,543	3,043,543	0 %
Interfund Transfer				
Interfund Transfer	0	(3,476,500)	(3,476,500)	0 %
Total Other Financing Sources	0	54,143	54,143	0 %
Excess of Revenues Over (Under) Expenditures	0	61,761	61,761	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2021-1

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	25	25	0 %
Total Revenues	0	25	25	0 %
Expenditures				
Financial & Administrative				
Management Services	0	6,226	(6,226)	0 %
Trustees Fees	0	2,584	(2,584)	0 %
Placement Agent	0	39,420	(39,420)	0 %
Miscellaneous Fees	0	830	(830)	0 %
Legal Counsel				
District Counsel	0	10,583	(10,583)	0 %
Bond Counsel	0	29,052	(29,052)	0 %
Trustee Counsel	0	2,698	(2,698)	0 %
Banks Counsel	0	3,528	(3,528)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	16,233	(16,233)	0 %
Total Expenditures	0	111,154	(111,154)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,171,832	1,171,832	0 %
Total Other Financing Sources	0	1,171,832	1,171,832	0 %
Excess of Revenues Over (Under) Expenditures	0	1,060,702	1,060,702	0 %



# Park Place Community Development District

## Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2021-2

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	12	12	0 %
Total Revenues	0	12	12	0 %
Expenditures				
Financial & Administrative				
Management Services	0	8,774	(8,774)	0 %
Trustees Fees	0	3,641	(3,641)	0 %
Placement Agent	0	55,560	(55,560)	0 %
Miscellaneous Fees	0	1,170	(1,170)	0 %
Legal Counsel				
District Counsel	0	14,917	(14,917)	0 %
Bond Counsel	0	40,948	(40,948)	0 %
Trustee Counsel	0	3,802	(3,802)	0 %
Banks Counsel	0	4,972	(4,972)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,636	(1,636)	0 %
Total Expenditures	0	135,420	(135,420)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	641,937	641,937	0 %
Total Other Financing Sources	0	641,937	641,937	0 %
Excess of Revenues Over (Under) Expenditures	0	506,528	506,528	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	220,742	5,517	3 %
Total Revenues	215,224	220,742	5,517	3 %
Expenditures				
Electric Utility Services				
Electric Utility Services	28,000	39,805	(11,805)	(42)%
Water-Sewer Combination Services				
Water Utility Services	600	916	(316)	(53)%
Other Physical Environment				
Storm Drain Maintenance	3,500	2,900	600	17 %
General Liability Insurance	5,248	4,246	1,002	19 %
Plant Replacement Program	13,000	5,116	7,884	61 %
Landscape Maintenance - Contract	80,000	88,216	(8,216)	(10)%
Landscape Maintenance - Other	15,000	775	14,225	95 %
Aquatics Maintenance	11,500	12,000	(500)	(4)%
Aquatics Maintenance - Other	6,000	654	5,346	89 %
Irrigation Maintenance	7,500	4,684	2,816	38 %
Entry/Gate/Walls Maintenance	3,500	6,164	(2,664)	(76)%
Capital Improvements	13,540	23,404	(9,864)	(73)%
Pressure Washing - Common Areas	6,000	1,290	4,710	79 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	3,336	25,160	(21,824)	(654)%
Sidewalk Maintenance	5,000	3,093	1,907	38 %
Decorative Light Maintenance	2,000	4,047	(2,047)	(102)%
Holiday Decor	7,500	7,000	500	7 %
Parks & Recreation				
Off Duty Deputy Services	1,500	0	1,500	100 %
Gate Phone	2,500	2,730	(230)	(9)%
Total Expenditures	215,224	232,200	(16,976)	(8)%
Excess of Revenues Over (Under) Expenditures	0	(11,459)	(11,459)	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	220,742	5,517	3 %
Total Revenues	215,224	220,742	5,517	3 %
Expenditures				
Electric Utility Services				
Electric Utility Services	28,000	39,805	(11,805)	(42)%
Water-Sewer Combination Services				
Water Utility Services	600	916	(316)	(53)%
Other Physical Environment				
Storm Drain Maintenance	3,500	2,900	600	17 %
General Liability Insurance	5,248	4,246	1,002	19 %
Plant Replacement Program	13,000	5,116	7,884	61 %
Landscape Maintenance - Contract	80,000	88,216	(8,216)	(10)%
Landscape Maintenance - Other	15,000	775	14,225	95 %
Aquatics Maintenance	11,500	12,000	(500)	(4)%
Aquatics Maintenance - Other	6,000	654	5,346	89 %
Irrigation Maintenance	7,500	4,684	2,816	38 %
Entry/Gate/Walls Maintenance	3,500	6,164	(2,664)	(76)%
Capital Improvements	13,540	23,404	(9,864)	(73)%
Pressure Washing - Common Areas	6,000	1,290	4,710	79 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	3,336	25,160	(21,824)	(654)%
Sidewalk Maintenance	5,000	3,093	1,907	38 %
Decorative Light Maintenance	2,000	4,047	(2,047)	(102)%
Holiday Decor	7,500	7,000	500	7 %
Parks & Recreation				
Off Duty Deputy Services	1,500	0	1,500	100 %
Gate Phone	2,500	2,730	(230)	(9)%
Total Expenditures	215,224	232,200	(16,976)	(8)%
Excess of Revenues Over (Under) Expenditures	0	(11,459)	(11,459)	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458	77,392	1,934	3 %
Total Revenues	75,458	77,392	1,934	3 %
Expenditures				
Electric Utility Services				
Electric Utility Services	1,200	1,715	(515)	(43)%
Water-Sewer Combination Services				
Water Utility Services	1,800	1,928	(128)	(7)%
Other Physical Environment				
Storm Drain Maintenance	1,500	3,725	(2,225)	(148)%
General Liability Insurance	0	2,359	(2,359)	0 %
Plant Replacement Program	5,000	1,110	3,890	78 %
Plant Replacement Program - Racetrack Road	3,000	1,847	1,153	38 %
Landscape Maintenance - Other	2,500	0	2,500	100 %
Landscape Installation/Maintenance - Race Track Rd	2,000	0	2,000	100 %
Aquatics Maintenance	6,157	6,480	(323)	(5)%
Aquatics Maintenance - Other	3,000	0	3,000	100 %
Landscape Maintenance - Highland Park Contract	18,000	26,680	(8,680)	(48)%
Landscape Maintenance - Racetrack Road Contract	12,000	5,591	6,409	53 %
Irrigation Maintenance	9,000	3,285	5,715	63 %
Entry/Gate/Walls Maintenance	1,000	0	1,000	100 %
Miscellaneous Repairs & Maintenance	1,500	1,064	436	29 %
Pressure Washing - Common Areas	0	2,238	(2,238)	0 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,001	6,091	(5,090)	(509)%
Sidewalk Maintenance	2,000	1,200	800	40 %
Street Light Maintenance	1,000	584	416	42 %
Decorative Light Maintenance	1,000	1,059	(59)	(6)%
Holiday Decor	1,000	3,125	(2,125)	(213)%
Parks & Recreation				
Fountain Maintenance	300	1,213	(913)	(304)%
Park Facility Janitorial Maintenance Contracted	1,000	1,116	(116)	(12)%
Park Facility Maintenance and Improvement	500	1,000	(500)	(100)%
Total Expenditures	75,458	73,411	2,047	3 %
Excess of Revenues Over (Under) Expenditures	0	3,981	3,981	0 %

Park Place Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Bank Balance	1,204,149.54
Less Outstanding Checks/Vouchers	1,606.72
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	1,202,542.82
Balance Per Books	<u>1,202,542.82</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: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6196	9/16/2021	System Generated Check/Voucher	400.00	Cathy Powell
6198	9/16/2021	System Generated Check/Voucher	400.00	David L. Levy
6200	9/16/2021	System Generated Check/Voucher	400.00	Erica Lavina
6204	9/23/2021	System Generated Check/Voucher	406.72	Optimal Outsource
Outstanding Checks/Vouchers			1,606.72	

**Park Place Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
6156	8/2/2021	System Generated Check/Voucher	200.00	Andrea R. Jackson
6173	8/19/2021	System Generated Check/Voucher	1,808.95	Nichols Landscape Architecture, Inc.
6177	8/26/2021	System Generated Check/Voucher	67.98	BOCC - Hillsborough County Water Resource Services
6178	8/26/2021	System Generated Check/Voucher	450.00	Don Harrison Enterprises LLC
6179	8/26/2021	System Generated Check/Voucher	1,955.00	Johnson Engineering, Inc.
6181	8/26/2021	System Generated Check/Voucher	790.00	Times Publishing Company
6182	8/26/2021	System Generated Check/Voucher	121.26	Yellowstone Landscape
6183	9/2/2021	System Generated Check/Voucher	471.22	BOCC - Hillsborough County Water Resource Services
6184	9/2/2021	System Generated Check/Voucher	279.00	Charles Aquatics, Inc.
6185	9/2/2021	System Generated Check/Voucher	129.57	Frontier
6186	9/2/2021	System Generated Check/Voucher	7,268.29	Meritus Districts
6187	9/2/2021	System Generated Check/Voucher	557.27	Straley Robin Vericker
6188	9/2/2021	System Generated Check/Voucher	378.88	TECO
6189	9/9/2021	System Generated Check/Voucher	3,160.00	Cypress Creek Aquatics, Inc.
6190	9/9/2021	System Generated Check/Voucher	350.00	Don Harrison Enterprises LLC
6191	9/9/2021	System Generated Check/Voucher	94.01	Frontier
6192	9/9/2021	System Generated Check/Voucher	296.37	Optimal Outsource
6193	9/9/2021	System Generated Check/Voucher	620.00	Spearem Enterprises LLC
6194	9/9/2021	System Generated Check/Voucher	18,277.23	Yellowstone Landscape
CD071	9/13/2021	September Bank Fee	21.88	
6195	9/16/2021	System Generated Check/Voucher	400.00	Andrea R. Jackson
6197	9/16/2021	System Generated Check/Voucher	400.00	Doris Healey Cockerell
6199	9/16/2021	System Generated Check/Voucher	1,015.00	Don Harrison Enterprises LLC
6201	9/16/2021	System Generated Check/Voucher	1,350.00	Spearem Enterprises LLC
6202	9/16/2021	System Generated Check/Voucher	350.50	Times Publishing Company
6203	9/16/2021	System Generated Check/Voucher	322.99	Yellowstone Landscape

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
311000010091 090221	9/21/2021	paid by ACH service 07/01/21 - 07/30/21	3,896.11	TECO
Cleared Checks/Vouchers			45,031.51	

Park Place Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
3106	8/23/2021	Gate Remote - Bangan - 08.20.21	50.00	
0041823232	9/17/2021	Gate Remote - Sauter - 09.17.21	50.00	
			<hr/>	
Cleared Deposits			100.00	
			<hr/> <hr/>	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 10/12/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	21	-4	<u>Some trash in the ponds</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>OK</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	4	-1	<u>Steps need to be repaired</u>
RECREATIONAL FACILITIES	7	7	0	<u>OK</u>
RESTROOMS	6	6	0	<u>Clean</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: 10/12/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	20	-10	Landscape around the playground needs upgrading
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Recently pressure washed
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
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	681	-19	97%

Manager's Signature: Gene Roberts

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 10/12/21

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

#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	Good color
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broadleaf/Dove weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Fair
WEED CONTROL - BED AREAS	5	4	0	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	8	-2	Fair
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Turf weeds

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Some deadheading is needed

#### SCORE

100	90	10	90%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts

# MERITUS

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, September 8, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	20		<u>Some debris needs to be cleaned</u>
INVASIVE MATERIAL (FLOATING)	20	12	-8	<u>Algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Torpedo grass/Primrose Willow</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	

### AMENITIES

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	
FOUNTAINS	8	8	0	<u>Not applicable</u>

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Fair</u>
PAINTING	25	20	-5	<u>Fair</u>
CLEANLINESS	25	25	0	<u>Fair</u>
GENERAL CONDITION	25	15	-10	<u>Needs work</u>

MERITUS

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Mandolin (all areas)

Date: Wednesday, September 8, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	20	-20	Dead plants need to be removed
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good condition
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Not applicable
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	OK
LANDSCAPE UP LIGHTING	22	22	0	OK
MONUMENT LIGHTING	30	30	0	OK
AMENITY CENTER LIGHTING	15	15	0	Not applicable
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	Working
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
<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: 10/12/21

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	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	0	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	Spider mites
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Turf weeds

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	The Marigolds look fair
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: Gene Roberts





## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 10/12/21

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

TURF	5	3	-2	Poor
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Dollar weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Fair
WEED CONTROL - BED AREAS	5	3	0	Detailing needed
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Better
CLEANLINESS	5	3	-2	Dead plants need to be removed
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	Construction debris

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Fair
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



The Marigolds at Fountainhead Park look good.



The wood line needs to be cut back along Fountainhead Drive.





The Blue Daze plants on Lake Dagny need to be fertilized.



Declining Indian Hawthorne at Fountainhead Park will need to be replaced.





The turf at Fountainhead Park needs to be treated for Dollar weed.



The Muhly grass is starting to bloom and looks good.





The landscape along Windsor Place is still in rough shape due to the road construction.



The Marigold flowers at the Estates entrance need a fungicide treatment.





The Fakahatchee grass at the Estates gate need to be trimmed and treated for Spider mites.



The dead Ilex schilling plants at the Estates entrance should be replaced.





Some dead gold mound plants need to be replaced inside of the Reserve's gate.



The annuals at the Reserves entrance also need to be treated with fungicide.





The Fakahatchee grass behind the Reserves monument needs to be treated for Spider mites.



The annuals at the Windsor entrance are in decent condition.





The viburnum hedge in front of Coach Homes needs to be trimmed.



**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: Park Place  
 Tech: Ryan Cummings  
 Weather: Sunny 88° / 5 mph mostly NW winds

Date: Tuesday, September 21, 2021  
 Page: 1 Of 1  
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 1	Pond 2	Pond 4	Pond 5	Pond 10	Pond 12	Pond 15	Pond 17
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:
Otter	Heron	Anhinga	Turtle	Bass	
Opposum	Ibis	Osprey	Snake	Catfish	
Raccoon	Woodstork	Ducks	Frogs	Carp	

**Comments:** Used a spray rig to treat the stormwater ponds at Park Place subdivision

Water levels were high in all the ponds due to recent rain. Performed perimeter treatments on the ponds. Paid special attention to the spatter dock on

Ponds 4 and 15, any the hydrilla in Pond 12. Also made sure vegetaton around the stormwater control structures was free of vegetation, and that

there was a free flow of water from the ponds to the control structures. Aerator in 4 was operating during treatment.

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

Follow Up Visit	Not Required	May Require
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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 Park Place

Date: Friday, October 8, 2021

Tech: Ryan Cummings

Page: 1 Of 1

Weather: Cloudy 81° / 7 mph W winds

Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 3	Pond 4	Pond 7					
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:	
Otter	Heron	Anhinga	<b>Turtle</b>	Bass		
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	<b>Ducks</b>	Frogs	Carp		

**Comments:** Used a spray rig to treat the Park Place Stormwater Ponds.

I treated a significant filamentous algae bloom in Pond 3. The aerator was working.

I treated the perimeter of pond 4 for torpedo grass, but the primary focus of the treatment was the spatterdock.

I treated Pond 7 for perimeter grass and a minor amount of filamentous algae.

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

Follow Up Visit	Not Required	May Require
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