

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 17, 2021**

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, NOVEMBER 17, 2021
11:00 a.m.

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

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	David Levy Andrea Jackson Doris H Cockerell Cathy Kinser-Powell Erica Lavina
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	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 ADMINISTRATOR 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 **November 17, 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
 - B. District Counsel
- 4. BUSINESS ITEMS**
 - A. Discussion on Capital Improvements..... Tab 01
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes October 20, 2021 Tab 02
 - B. Consideration of Operations and Maintenance Expenditures (Admin) October 2021 *Under Separate Cover*
 - C. Consideration of Operations and Maintenance Expenditures (HP) October 2021 *Under Separate Cover*
 - D. Consideration of Operations and Maintenance Expenditures (W/M) October 2021..... *Under Separate Cover*
 - E. Review of Financials Statements Month Ending October 31, 2021 Tab 03
- 6. MANAGEMENT REPORTS**
 - A. District Manager.....Tab 04
 - i. Community Inspection Report
 - ii. Fountain Reports
- 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

MERITUS

PARK PLACE CDD

STATUS REPORT

TO: Board of Supervisors

FROM: Brian Howell

DATE: November 10, 2021

SUBJECT: Management Report

Construction/Action Items

1. Playground items have been ordered
2. I am working on getting tile colors for us to choose from for the restroom floors.
3. Landscape improvements are going well and will be finished within the next two weeks.
4. Celia will be at next meeting to discuss budget numbers. I will send out an email with updated info prior to our meeting.
5. We will look to finish construction drawings and submit for permitting by the end of the year.
6. Pressure washing is being done and will be completed soon.
7. Phil will be at the meeting to go over his action items.
8. Please send me any questions on the minutes, O&M or financials.
9. We will not be meeting in December
10. I will look to have ball park pricing for the estates fountain and for renovating the islands.

Have a great week. Brian

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 20, 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, October 20, 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, October 20, 2021 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

David Levy	Chair
Cathy Kinser-Powell	Vice-Chair
Doris Cockerell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Heather Dilley	District Manager, Meritus
Jessica Hardin	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker
Celia Nichols	Landscape Architect, Nichols Landscape Architecture
Wayne Armand	Playground Vendor, Project Innovations

There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

A resident commented on a letter he received regarding the District seeking reimbursement for sod replacement on CDD property adjacent to the homeowner's property after the sod was damaged during work done on the homeowner's property. The Board discussed and it was decided by Board consensus to split the cost of sod replacement 50/50 between the homeowner and the District. Mr. Howell will follow up with the resident in an email to finalize.

Another resident asked if there were any updates from the County on the water runoff enclosure. Mr. Howell went over the recent updates with the resident. Mr. Chang explained what is going on with the runoff. District Counsel is going to reach out to the County via email and letter.

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49 **3. VENDOR/STAFF REPORTS**

50 **A. District Counsel**
51

52 Mr. Vericker and the Board discussed the encroachment issue. The Board agreed unanimously
53 by consensus not to change their vote on the encroachment agreement and that it still needs to be
54 removed.
55

56 The Board asked about the letters for parking. Mr. Howell suggested figuring out a plan at the
57 December meeting. He noted that if the Board puts up signs, they need to be willing to tow. Mr.
58 Babbar and Mr. Howell recommended making the towing and parking policies an agenda item.
59 Mr. Babbar also said they could see if the HOA is comfortable with helping enforce parking. The
60 Board agreed and would like for management to reach out to the HOA.
61

62 *Mr. Babbar left the meeting.*
63

64 **B. District Engineer**

65 **i. Repaving Quotes**
66

67 Mr. Chang went over that he got two more quotes for the repaving and reviewed them with the
68 Board. The Board discussed the quotes and did not want to do the five additional parking spaces.
69 Mr. Howell reviewed the reserve amounts for Highland Park and Windsor. He noted that the
70 plan would be to start the repaving after the holidays in January.
71

MOTION TO:	Approve the Parking Lot Services quote for \$497,166.00 without the additional parking spaces.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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80 **ii. Splendid Lane/Canopy Lane Options**
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82 Mr. Chang went over an issue with vehicles near the Manor gate. One option would be to add a
83 yield to oncoming traffic sign. It would be at the top of the island where the call box is located.
84 Another option would be to add a stop sign for the vehicles leaving Mandolin. To add a stop
85 sign, a traffic study would have to be done. A third option would be to educate the public and
86 brighten up the faded yellow paint lines. The Board discussed the different options.
87
88

MOTION TO: Put in the yield to oncoming traffic sign.
MADE BY: Supervisor Levy
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

Supervisor Lavina asked about the divided highway signs that the County put in. Mr. Chang and Mr. Howell will reach out to the County and contractor.

There was a question about the sidewalk that is holding water. Mr. Chang said he got one bid so far and it was not broken down based on different areas. He will come back to the Board with the price for the sidewalk area that is holding water. The Board discussed and wanted to go ahead and approve the work with a not-to-exceed to be sure it gets completed as soon as possible.

MOTION TO: Approve fixing the sidewalk not to exceed \$10,000.
MADE BY: Supervisor Levy
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

Mr. Chang left the meeting.

4. BUSINESS ITEMS

A. Discussion on Playground Proposals

B. Discussion on Binder Shade Proposal

Ms. Hardin and Mr. Armand went over the playground and shade proposals with the Board. The Board discussed the different options for climbers and pricing. Mr. Howell went over they would be at about \$187K for the project including the middle option climber, shade structure, turf, and restrooms.

MOTION TO:	Approve the options as discussed, not to exceed \$200,000.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board briefly talked about the colors. Mr. Howell recommended going with the existing color scheme for the climber and restrooms. Mr. Armand recommended going with dark green for the shade structure.

Ms. Hardin and Mr. Armand left the meeting.

C. Discussion on Capital Improvements

Mr. Howell provided an update on the timeline for the hardscape numbers. Ms. Nichols then reviewed the landscape concepts with the Board. The Board discussed the landscaping options. Ms. Nichols will send the PDFs of the conceptual landscape plans to the Board; Mr. Howell said they could also post the concept plans on the website for residents to view. He also noted that once the survey has been completed, they will have more information regarding impact to the budget.

Ms. Nichols left the meeting.

5. CONSENT AGENDA

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

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

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

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

E. Review of Financial Statements Month Ending September 30, 2021

The Board reviewed the Consent Agenda items.

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

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. He noted that he had the electrician go through and check everything in preparation for the installation of the holiday lighting. The only area where there is an issue with power is the monument at Windsor on the right. Mr. Howell and Mr. Chang will talk with the County about their contractor damaging it. The lighting vendor can use battery-powered alternatives if they are unable to get the electrical repaired in time.

7. SUPERVISOR REQUESTS

Supervisor Kinser-Powell asked about replacing the annuals that are not doing well. Mr. Howell will get with Mr. Bowersox about replacing the ones that have died. Supervisor Kinser-Powell also asked about the 589 sign and if they could get it removed. Mr. Howell will add it to the list for the discussion with the County.

Supervisor Lavina asked about updating the Estates fountain. Mr. Howell said they could go ahead and get proposals together for aerators and updating the entire fountain.

Supervisor Levy noted some pothole locations and requested follow-up on them.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

Audience members commented on the playground and requested to have some benches added, a conversation area near the Manor gate that is not being maintained and asked if it is District property, and pond maintenance.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**These minutes were done in summary format.*

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

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 10/31/2021
(In Whole Numbers)

	General Fund	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	1,161,303	0	0	0	0	0	0	1,161,303
Investment - Revenue 2021-1 (5000)	0	11,755	0	0	0	0	0	11,755
Investment - Interest 2021-1 (5001)	0	29,331	0	0	0	0	0	29,331
Investment - Construction 2021-1 (5004)	0	0	0	1,054,547	0	0	0	1,054,547
Investment - Cost of Issuance 2021-1 (5005)	0	0	0	1,868	0	0	0	1,868
Investment - Revenue 2021-2 (5006)	0	0	21,217	0	0	0	0	21,217
Investment - Interest 2021-2 (5007)	0	0	43,357	0	0	0	0	43,357
Investment - Construction 2021-2 (5010)	0	0	0	0	458,673	0	0	458,673
Investment - Cost of Issuance 2021-2 (5011)	0	0	0	0	2,632	0	0	2,632
Investment - 2008 Escrow 2021-1 (4000)	0	0	0	0	0	0	0	0
Investment - 2014 Escrow 2021-2 (4001)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	382	0	0	0	0	0	0	382
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0	0
Deposits - Utilities	10,777	0	0	0	0	0	0	10,777
Land & Land Improvements	0	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0	0	0
Construction Work In Progress	0	0	0	0	0	67,387	0	67,387
Amount Available-Debt Service	0	0	0	0	0	0	423,204	423,204
Amount To Be Provided-Debt Service	0	0	0	0	0	0	5,908,796	5,908,796
Other	0	0	0	0	0	0	0	0
Total Assets	1,172,461	41,086	64,574	1,056,414	461,306	12,617,099	6,332,000	21,744,940
Liabilities								
Accounts Payable	25,994	0	0	0	0	0	0	25,994
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	4,432	0	0	0	0	0	0	4,432
Due to Developer	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2014	0	0	0	0	0	0	0 12	0
Revenue Bonds Payable - Series 2021-1	0	0	0	0	0	0	2,628,000	2,628,000

Park Place Community Development District

Balance Sheet

As of 10/31/2021
(In Whole Numbers)

	General Fund	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	3,704,000	3,704,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	30,427	0	0	0	0	0	6,332,000	6,362,427
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	39,466	61,761	1,060,702	506,528	0	0	1,668,458
Fund Balance-Unreserved	1,205,081	0	0	0	0	0	0	1,205,081
Investment In General Fixed Assets	0	0	0	0	0	12,617,099	0	12,617,099
Other	(63,046)	1,620	2,813	(4,288)	(45,223)	0	0	(108,124)
Total Fund Equity & Other Credits	1,142,034	41,086	64,574	1,056,414	461,306	12,617,099	0	15,382,514
Total Liabilities & Fund Equity	1,172,461	41,086	64,574	1,056,414	461,306	12,617,099	6,332,000	21,744,940

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021
(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	1,116	(129,528)	(99)%
Other Miscellaneous Revenues				
Miscellaneous	0	780	780	0 %
Total Revenues	130,644	1,896	(128,748)	(99)%
Expenditures				
Legislative				
Supervisor Fees	12,000	800	11,200	93 %
Financial & Administrative				
Management Services	52,000	4,833	47,167	91 %
District Engineer	8,209	2,465	5,744	70 %
Trustees Fees	8,000	0	8,000	100 %
Accounting Services	31,000	2,583	28,417	92 %
Auditing Services	7,200	0	7,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage and Resident Notices	300	195	105	35 %
Professional Liability Insurance	2,960	0	2,960	100 %
Legal Advertising	850	487	364	43 %
Bank Fees	300	44	256	85 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	105	(105)	0 %
Website Development & Maintenance	1,500	125	1,375	92 %
ADA Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	4,000	888	3,113	78 %
Total Expenditures	130,644	12,699	117,945	90 %
Excess of Revenues Over (Under) Expenditures	0	(10,803)	(10,803)	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2021-1

From 10/1/2021 Through 10/31/2021

(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	269,640	1,620	(268,020)	(99)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	269,640	1,620	(268,020)	(99)%
Expenditures				
Debt Service Payments				
Interest Payments	51,640	0	51,640	100 %
Principal Payments	218,000	0	218,000	100 %
Total Expenditures	269,640	0	269,640	100 %
Excess of Revenues Over (Under) Expenditures	0	1,620	1,620	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2021-2

From 10/1/2021 Through 10/31/2021

(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	324,970	2,813	(322,157)	(99)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	324,970	2,813	(322,157)	(99)%
Expenditures				
Debt Service Payments				
Interest Payments	76,970	0	76,970	100 %
Principal Payments	248,000	0	248,000	100 %
Total Expenditures	324,970	0	324,970	100 %
Excess of Revenues Over (Under) Expenditures	0	2,813	2,813	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2021-1

From 10/1/2021 Through 10/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	0	5	5	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,293	(4,293)	0 %
Total Expenditures	0	4,293	(4,293)	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,288)	(4,288)	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2021-2

From 10/1/2021 Through 10/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>45,225</u>	<u>(45,225)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>45,225</u>	<u>(45,225)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(45,223)</u>	<u>(45,223)</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021
(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	1,838	(213,386)	(99)%
Total Revenues	215,224	1,838	(213,386)	(99)%
Expenditures				
Electric Utility Services				
Electric Utility Services	38,000	3,779	34,221	90 %
Water-Sewer Combination Services				
Water Utility Services	600	40	560	93 %
Other Physical Environment				
Storm Drain Maintenance	3,500	0	3,500	100 %
General Liability Insurance	4,693	0	4,693	100 %
Plant Replacement Program	9,000	0	9,000	100 %
Landscape Maintenance - Contract	85,000	7,351	77,649	91 %
Landscape Maintenance - Other	6,300	0	6,300	100 %
Aquatics Maintenance	12,000	1,000	11,000	92 %
Aquatics Maintenance - Other	5,000	250	4,750	95 %
Irrigation Maintenance	8,000	766	7,234	90 %
Entry/Gate/Walls Maintenance	3,500	250	3,250	93 %
Capital Improvements	13,000	0	13,000	100 %
Pressure Washing - Common Areas	6,000	6,264	(264)	(4)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000	700	1,300	65 %
Sidewalk Maintenance	4,431	0	4,431	100 %
Decorative Light Maintenance	3,000	350	2,650	88 %
Holiday Decor	7,000	3,500	3,500	50 %
Parks & Recreation				
Off Duty Deputy Services	1,500	0	1,500	100 %
Gate Phone	2,700	222	2,478	92 %
Total Expenditures	215,224	24,472	190,752	89 %
Excess of Revenues Over (Under) Expenditures	0	(22,634)	(22,634)	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	288,519	2,483	(286,036)	(99)%
Total Revenues	288,519	2,483	(286,036)	(99)%
Expenditures				
Electric Utility Services				
Electric Utility Services	5,000	492	4,508	90 %
Water-Sewer Combination Services				
Water Utility Services	5,900	315	5,585	95 %
Other Physical Environment				
Storm Drain Maintenance	5,000	4,500	500	10 %
General Liability Insurance	3,200	0	3,200	100 %
Plant Replacement Program	10,000	79	9,921	99 %
Plant Replacement Program - Racetrack Road	8,500	0	8,500	100 %
Aquatics Maintenance	19,500	1,620	17,880	92 %
Aquatics Maintenance - Other	6,000	0	6,000	100 %
Landscape Maintenance - Highland Park Contract	83,050	6,670	76,380	92 %
Landscape Maintenance - Racetrack Road Contract	17,000	1,398	15,602	92 %
Irrigation Maintenance	15,000	1,412	13,588	91 %
Entry/Gate/Walls Maintenance	1,500	0	1,500	100 %
Miscellaneous Repairs & Maintenance	3,000	60	2,940	98 %
Pressure Washing - Common Areas	7,500	1,455	6,045	81 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	0	5,000	100 %
Sidewalk Maintenance	6,000	0	6,000	100 %
Street Light Maintenance	4,500	335	4,165	93 %
Decorative Light Maintenance	5,000	363	4,637	93 %
Holiday Decor	15,000	5,250	9,750	65 %
Parks & Recreation				
Off Duty Deputy Services	1,500	0	1,500	100 %
Fountain Maintenance	3,500	225	3,275	94 %
Park Facility Janitorial Maintenance Contracted	3,100	244	2,856	92 %
Park Facility Maintenance and Improvement	1,867	135	1,732	93 %
Reserves				
Transfer to Operating Reserve	31,070	0	31,070	100 %
Transfer to Capital Reserves	21,832	0	21,832	100 %
Total Expenditures	288,519	24,552	263,967	91 %
Excess of Revenues Over (Under) Expenditures	0	(22,069)	(22,069)	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 10/31/2021
(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	644	(74,813)	(99)%
Total Revenues	75,458	644	(74,813)	(99)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,650	165	1,485	90 %
Water-Sewer Combination Services				
Water Utility Services	2,000	105	1,895	95 %
Other Physical Environment				
Storm Drain Maintenance	650	1,500	(850)	(131)%
General Liability Insurance	2,500	0	2,500	100 %
Plant Replacement Program	3,500	26	3,474	99 %
Plant Replacement Program - Racetrack Road	2,000	0	2,000	100 %
Landscape Maintenance - Other	1,000	0	1,000	100 %
Landscape Installation/Maintenance - Race Track Rd	1,000	0	1,000	100 %
Aquatics Maintenance	6,500	540	5,960	92 %
Aquatics Maintenance - Other	1,500	0	1,500	100 %
Landscape Maintenance - Highland Park Contract	26,000	2,223	23,777	91 %
Landscape Maintenance - Racetrack Road Contract	6,000	466	5,534	92 %
Irrigation Maintenance	5,000	471	4,529	91 %
Entry/Gate/Walls Maintenance	1,000	0	1,000	100 %
Miscellaneous Repairs & Maintenance	1,500	20	1,480	99 %
Pressure Washing - Common Areas	2,200	485	1,715	78 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,500	0	1,500	100 %
Sidewalk Maintenance	2,000	0	2,000	100 %
Street Light Maintenance	1,383	112	1,271	92 %
Decorative Light Maintenance	1,000	121	879	88 %
Holiday Decor	3,125	1,750	1,375	44 %
Parks & Recreation				
Fountain Maintenance	1,000	75	925	93 %
Park Facility Janitorial Maintenance Contracted	950	81	869	91 %
Park Facility Maintenance and Improvement	500	45	455	91 %
Total Expenditures	75,458	8,185	67,273	89 %
Excess of Revenues Over (Under) Expenditures	0	(7,540)	(7,540)	0 %

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

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Bank Balance	1,161,522.74
Less Outstanding Checks/Vouchers	1,000.00
Plus Deposits in Transit	780.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,161,302.74
Balance Per Books	<u>1,161,302.74</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
6200	9/16/2021	System Generated Check/Voucher	400.00	Erica Lavina
6223	10/22/2021	System Generated Check/Voucher	200.00	Cathy Powell
6224	10/22/2021	System Generated Check/Voucher	200.00	Doris Healey Cockerell
6226	10/22/2021	System Generated Check/Voucher	200.00	Erica Lavina
Outstanding Checks/Vouchers			1,000.00	

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1122	10/25/2021	SOD Damage - 10.25.21	680.00	
1017	10/26/2021	Gate Remote - 10.26.21	100.00	
Outstanding Deposits			780.00	

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared 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
6204	9/23/2021	System Generated Check/Voucher	406.72	Optimal Outsource
6205	10/1/2021	System Generated Check/Voucher	70.18	BOCC - Hillsborough County Water Resource Services
6206	10/1/2021	System Generated Check/Voucher	129.85	Frontier
6207	10/1/2021	System Generated Check/Voucher	7,736.23	Meritus Districts
6208	10/1/2021	System Generated Check/Voucher	473.76	TECO
6209	10/8/2021	System Generated Check/Voucher	1,700.00	ADA Site Compliance
6210	10/8/2021	System Generated Check/Voucher	403.55	BOCC - Hillsborough County Water Resource Services
6211	10/8/2021	System Generated Check/Voucher	250.00	Charles Aquatics, Inc.
6212	10/8/2021	System Generated Check/Voucher	3,160.00	Cypress Creek Aquatics, Inc.
6213	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
6214	10/8/2021	System Generated Check/Voucher	350.00	Don Harrison Enterprises LLC
6215	10/8/2021	System Generated Check/Voucher	250.00	Gate Pros, Inc.
6216	10/8/2021	System Generated Check/Voucher	4,156.42	Johnson Engineering, Inc.
6217	10/8/2021	System Generated Check/Voucher	500.00	Meritus Districts
6218	10/8/2021	System Generated Check/Voucher	6,869.00	Spearem Enterprises LLC
6219	10/8/2021	System Generated Check/Voucher	457.50	Straley Robin Vericker
6220	10/8/2021	System Generated Check/Voucher	18,242.36	Yellowstone Landscape
CD076	10/12/2021	October Bank Fee	43.73	
6221	10/19/2021	System Generated Check/Voucher	93.13	Frontier
6222	10/19/2021	System Generated Check/Voucher	2,220.00	Spearem Enterprises LLC
311000010091 100521	10/22/2021	paid by ACH service 08/19/21 - 09/20/21	4,012.27	TECO
6225	10/22/2021	System Generated Check/Voucher	200.00	David L. Levy
6227	10/22/2021	System Generated Check/Voucher	440.71	Yellowstone Landscape
Cleared Checks/Vouchers			53,140.41	

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR445	10/13/2021	Reverse September Bank Interest	0.00	
CR451	10/27/2021	Tax Distribution - 10.27.21	<u>10,513.61</u>	
Cleared Deposits			<u>10,513.61</u>	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 11/10/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	The ponds look clean
INVASIVE MATERIAL (FLOATING)	20	20	0	No algae observed
INVASIVE MATERIAL (SUBMERSED)	20	20	0	OK
FOUNTAINS/AERATORS	20	15	-5	The aerator behind Casa Lago needs to be repaired.
DESIRABLE PLANTS	15	15	0	Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	OK
PLAYGROUND EQUIPMENT	5	4	-1	Steps need to be repaired
RECREATIONAL FACILITIES	7	7	0	OK
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Ok
CLEANLINESS	25	25	0	Ok
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 11/10/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	20	-10	Playground landscape
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Crack weeds
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
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
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	679	-21	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 11/10/21

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	3	-2	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	9	-1	Some fire ant mounds
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
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	Marigolds need deadheading

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: November

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23		<u>A little trash observed</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Look better</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>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: November

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	20	-20	Entrances need attention due to the construction.
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
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
LIGHTING ELEMENTS				
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
GATES				
ACCESS CONTROL PAD	25	25	0	Working
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
SCORE	700	675	-30	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: 11/10/21

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	Dollar weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
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	6	-2	Entrance is too wet
CARRYOVERS	5	4	-1	Turf weeds/Spider mites

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	Annuals look poor
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	86	-14	86%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 11/10/21

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	4	-1	Broadleaf 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	None observed
PRUNING	10	10	0	Better
CLEANLINESS	5	3	-2	Dirt on the sidewalk at the exit.
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	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



The landscape at the entrance to Windsor Place is in good condition.



A turkey foraging for food in Mandolin Reserve.



The annuals at the Reserve's entrance are in decent condition.



The County installed some Bahia sod at the exit to Mandolin Reserve that should be changed out to St. Augustine turf.



The irrigation needs to be dialed back at the entrance to Mandolin Estates.



The Fakahatchee grass at the exit to Mandolin Estates is infested with Spider mites.



The turf at the Estates entrance needs to be treated for Dollar weed.



The annuals continue to struggle at the Estates entrance, the soil should be changed out before the next rotation.



The Marigolds at Calf Path entrance need to be deadheaded.



Dead fronds should be removed from the palmettoes along Splendid Place.



Once the bloom cycle is completed the Muhly grass will need to be trimmed back.



There's still heavy broadleaf weed pressure in the turf at Fountainhead Park.



The declining Indian Hawthorn plants should be replaced at Fountain Head Park.



The Marigolds at the fountain need deadheading.



Yellowstone is working on trimming the Fountain grass.



Crack weeds in the brick pavers need to be sprayed.



The dead blooms should be removed from the Agapanthus at Coach Homes entrance.



A storm drain inlet has been damaged along Canopy.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: October 13, 2021

Fountain Tech: Jeff Jackson

Client: Mandolin Estates

Contact: Gene Roberts

Pond 1 Fountain: Quarterly maintenance service has been performed on the fountain. I cleaned the float, lights, intake screen, and the nozzle. The lights, timers, voltage, amperage, and mooring lines were checked on the fountain. All electrical readings are good. I reset the Timers for the upcoming time change.



Please contact Charles Aquatics with questions or comments.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: October 13, 2021

Fountain Tech: Jeff Jackson

Client: Mandolin Reserve

Contact: Gene Roberts

Pond 1 Fountain: Quarterly maintenance service has been performed on the fountain. I cleaned the float, lights, intake screen, and the nozzle. The lights, timers, voltage, amperage, and mooring lines were checked on the fountain. All electrical readings are good. I reset the Timers for the upcoming time change.



Please contact Charles Aquatics with questions or comments.