

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JULY 20, 2016**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AGENDA JULY 20, 2016 at 4:00 p.m.

The Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Doris Cockerell David Bly Erica Lavina Tony Jones Vacant
District Manager	Meritus Districts	Brian Lamb Brian Howell
District Attorney	Straley & Robin, PA	John Vericker
District Engineer	Stantec, Inc.	Tonja Stewart

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

The District Agenda is comprised of four different sections:

The meeting will begin at **4:00 p.m.** with the first section is called **Supervisor Requests and Audience 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. **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The next section is called **Business Items**. 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. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The next section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The next section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 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 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) 397-5120, 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.

July 20, 2016

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Place Community Development District will be held on **Wednesday, July 20, 2016 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. SUPERVISOR REQUESTS AND AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - i. Discussion on Updated Parking PolicyTab 01
 - ii. Updated Parking PolicyTab 02
 - C. District Manager Report
 - i. Staff Task ListTab 03
 - D. Field Inspection ReportsTab 04
 - i. FHP Patrol Stat SheetTab 05
- 4. BUSINESS ITEMS**
 - A. General Matters of the District
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting June 15, 2016Tab 06
 - B. Consideration of Operation & Maintenance Expenditures (Admin) July.....Tab 07
 - C. Consideration of Operation & Maintenance Expenditures (Highland Park) July.....Tab 08
 - D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) July ...Tab 09
 - E. Review of Financial Statements Month Ending May 31, 2016Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
- 8. 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) 397-5120.

Sincerely,



Brian Lamb
District Manager

From: Ray Seaford [<mailto:rayseaford@gmail.com>]
Sent: Tuesday, May 24, 2016 9:46 AM
To: 'Tony Jones'; 'Alex Wooley'; 'Matt Morgan'
Cc: 'Andrea Jackson'; rlupis@ups.com; Brian Howell; Nicole Chamberlain
Subject: RE: Parking Committee

All,

Thanks to Matt, Nicole and Andrea for attending last night's meeting. At last night's meeting, the following topics were discussed:

1. The CDD's Overnight Parking Restrictions as it relates to the residential areas of Highland Park ('HP').
2. On street parking in HP;
3. Tow zone signs throughout HP; and
4. Traffic flow signage.

As to item one, in summary, the current CDD Parking Policy prohibits overnight parking in HP. This Policy, enacted by Resolution 2015-03, applies to all areas within the CDD. However, since the enactment of this Policy prohibiting overnight parking, it has not been enforced within the residential areas of HP. At the meeting of the CDD on April 20, 2016, the CDD indicated enforcement of the Policy prohibiting overnight parking within the residential areas of HP was being considered. Following a majority vote of HP homeowners who indicated their disapproval of the Policy prohibiting overnight parking in the residential areas of HP, enforcement of the Policy was again abated. This means the Policy is still in place but, for the meantime, is merely being abated and not rescinded, thus creating the potential for future attempts at enforcement. For various reasons, the committee agreed the Policy prohibiting overnight parking in the residential areas of HP should be rescinded or that the residential areas of HP be excluded from the Policy. Thus, the attached proposed resolution seeks to affirmatively rescind the Policy prohibiting overnight parking only within the residential areas of HP. Once adopted, the CDD's Policy prohibiting overnight parking would be modified (see attachment) by noting the Policy does not apply to the residential areas of HP.

As to item two, in summary, the committee noted no changes to the current parking policy regarding street parking was warranted. However, the committee notes that residents should kindly be reminded that, when practicable, vehicles not be parked on Canopy Drive or other streets when a homeowner has adequate driveway parking available.

As to item three, in summary, the committee noted that the signs designating parking/non-parking towing areas be refreshed. Specifically, the signs are old and nearly illegible during daylight hours and are not visible at night, thus failing to give fair notice to homeowners, guest and visitors as to where parking can occur. The signs are currently gold lettering on a black background. Neither the background nor the gold lettering are reflective, rendering the signs invisible at night thus exposing the CDD to legal claims for any vehicle that was parked at night and then subsequently towed. Several signs are obscured by foliage and two different tow companies are listed on two different signs. The committee agreed the parking signs should be refreshed, that reflective signs be installed which are visible at night, that the font and graphics of the signs be increased to match standard commercial "no parking" signs while keeping with the HP black and gold color scheme, where practicable. Finally, the committee

requests that the master “tow signs” which permit towing within the entirety of HP be checked to ensure their strict conformity with the applicable Florida Statutes.

As to item four, in summary, the committee notes that painted “on asphalt” signage within HP, such as straight and turn arrows, be refreshed. Further, as Perfect Place is a two way street often mistaken for two one way streets, the committee request additional signage and/or painted “on asphalt” arrows be installed to clearly designate lanes of travel.

Please review the email, its attachments, and provide comments where necessary. If all committee members are in agreement with these recommendations, then no further meetings would be required. However, if significant debate remains, we can schedule another meeting.

Please advise and have a great, fun and safe Memorial day weekend.

Raymond N. Seaford, Esq.
Law Office of Raymond N. Seaford, P.A.
Attorney at Law
701 Bayshore Blvd.
Tampa, FL 33606
Office: 813-956-2290
Cell: 813-494-8211

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PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – 5680 WEST CYPRESS STREET - SUITE A - TAMPA, FLORIDA 33607

Park Place Community Development District (CDD) Parking Policy

All residents of the community and visitors are required to comply with the following regulations that are applicable to District owned facilities:

- No parking shall be permitted on the roadways and rights-of-ways within the District unless specifically designated.
- No overnight parking shall be permitted in any District roadways and rights-of-ways. Vehicles parked within any of these areas beyond the specified time allowed shall be subject to towing at the sole expense of the vehicle owner. (Tow Company will be posted on applicable site signage.). **This provision shall not apply to the residential areas of Highland Park.**
- No District parking spaces shall be used for accumulating or storing building materials, trash, etc.
- Double parking shall not be permitted in any designated District parking spaces at any time.
- Any vehicle that, in the discretion of the District Board of Supervisors, poses a safety hazard shall be prohibited from parking in the roadways and rights-of-ways. This includes, but is not limited to:
 - a) Vans with ladders, tools, etc. attached to the outside of the vehicle without being properly secured and/or locked.
 - b) Vehicles over 20 feet in length.
 - c) Boats, RV's or utility trailers.
- No parking shall be permitted in areas designated with yellow curbs or in handicapped parking spaces, unless authorized by permit.

THE RESTRICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF, VARIOUS STATE LAWS AND/OR COUNTY ORDINANCES AND/OR HOMEOWNERS' ASSOCIATION STANDARDS GOVERNING SEVERAL OF THE LISTED VIOLATIONS.

Action Item Template

Date July 1, 2016

District Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Entrance Monument at HP	BH	May	July Meeting		open	Vendor working on concept
2	Misc. Repairs	TS	May	July Meeting		open	Tonja will update at meeting
4	FHP Patrols	BH	May	July Meeting		done	Report enclosed
5	Landscape	BH	May	July		done	Inspection scores enclosed.
6	Wall Repair	BH	April	July Meeting		done	
7	Towing Policy	BH	May	July Meeting		open	BOS to discuss at meeting.
8	Counsel review of towing report.	JV	May	July Meeting		open	Counsel will attend meeting
8							

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Friday, July 8, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	0	Good condition
INVASIVE MATERIAL (FLOATING)	20	17	-3	Algae-Hydrilla
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Torpedo grass
FOUNTAINS/AERATORS	20	20	0	
DESIRABLE PLANTS	15	12	-3	Overall ok

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Good condition
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Good condition
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	23	-2	Good condition
CLEANLINESS	25	23	-2	Good condition
GENERAL CONDITION	25	23	-2	Good condition

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Friday, July 8, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	38	-2	<u>Detail</u>
RECREATIONAL AREAS	30	28	-2	<u>Detail</u>
SUBDIVISION MONUMENTS	30	28	-2	<u>Detail</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	<u>Repair is completed.</u>
SIDEWALKS	30	28	-2	<u>Tonja will update at meeting.</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>Good condition</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	649	-51	93%

Manager's Signature:

Brian Howell

7/8/2016

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Friday, July 8 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Good condition</u>
TURF FERTILITY	10	10	0	<u>Color is good</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None present</u>
PLANT FERTILITY	5	3	-2	<u>Improving</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Bed and Crack weeds</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None present</u>
PRUNING	10	8	-2	<u>Detail work</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Overall ok</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	3	-2	<u>List work, detailing, alley way</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Overall ok</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	89	-11	89%
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Contractor Signature: Brian Howell 7/8/2016

Manager's Signature: _____

Supervisor's Signature: _____

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Friday, July 8, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	-1	Good condition
INVASIVE MATERIAL (FLOATING)	20	16	-4	Algae/duckweed
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Torpedo grass Primrose
FOUNTAINS/AERATORS	20	20	0	Not applicable
DESIRABLE PLANTS	15	12	-3	Overall ok

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Not applicable
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Not applicable
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	25	0	Good condition
CLEANLINESS	25	25	0	Good condition
GENERAL CONDITION	25	25	0	Good condition

MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Friday, July 8, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	<u>Good condition</u>
RECREATIONAL AREAS	30	30	0	<u>Good condition</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good condition</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	11	-4	<u>Need pressure washed</u>
SIDEWALKS	30	30	0	<u>Overall Ok Tonja to update on repairs</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	656	44	94%

Manager's Signature: Brian Howell 7/8/2016

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (Common Areas)

Date: Friday, July 8, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall ok</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Overall ok</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Possible chinch bug</u>
PLANT FERTILITY	5	5	0	<u>Overall ok</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Weeds and vines</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Mites</u>
PRUNING	10	8	-2	<u>Grasses need trimmed</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall ok</u>
CARRYOVERS	5	3	-2	<u>List work</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Overall ok</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	89	-11	89%
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Contractor Signature: Brian Howell 7/8/2016

Manager's Signature: _____

Supervisor's Signature: _____

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: Friday, July 8, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Color good</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Possible chinch bug</u>
PLANT FERTILITY	5	5	0	<u>Overall Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weeds/vines</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	8	-2	<u>Detail</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	3	-2	<u>Detail</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Overall ok</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	91	-9	91%
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Contractor Signature: Brian Howell 7/8/2016

Manager's Signature:

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: Friday, July 8, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Overall Ok</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollarweed</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Possible chinchbug</u>
PLANT FERTILITY	5	5	0	<u>Overall Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Weeds</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	7	-3	<u>Detail</u> <u>Palm fronds</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	3	-2	<u>Detail</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>Overall ok</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	90	-10	90%
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Contractor Signature: Brian Howell 7/8/2016

Manager's Signature:

Supervisor's Signature:

Park Place CDD Enforcement Stat Sheet(2016)

March 31st /3p-7p (3 Speed,1 Disabled Vehicle Assist)

June 19th /11:30a-3:30pm (5 Speed)

June 23rd /3p-7p (6 Speed)

June 25th /7:30am-11:30am (3 Speed)

GRAND TOTALS:

Speed-17

No Insurance-0

Stop Sign-0

Exp DL-0

No DL-0

Exp Tag-0

OVERALL TOTAL: 17 CITATIONS (1 disabled vehicle)

If you need anything further please let me know.

Sergeant Dennis Hobbs 727-647-3743

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 15, 2016 Minutes of Regular Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, June 15, 2016 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, June 15, 2016 at 4:08 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer (<i>via speakerphone</i>)
John Wegner	Brightview

Four (4) Residents

2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

None

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart discussed the wall repair with the Board and stated another option versus a rebuild would be to remove the wall, add fill dirt and do a 4:1 slope and grade it out. The Board and Ms. Stewart agreed the wall was not needed and felt this was the better way to go.

MOTION TO:	Approve Recommendation from Tonja Stewart with a cap not to exceed \$9,000.00.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

The work should start within the next 30 days or so.

JohnWegner – Brightview:

Mr. Wegner went over the proposal with the Board to add new sod in the cul de sac on Greensleeve. The Board asked Mr. Wegner to give a proposal for the island in the Estates as well so both could be considered and presented at the next meeting. It was noted these islands are HOA but the CDD maintains them.

Mr. Wegner also stated he would get with Supervisor Jones to meet onsite and button up the design plan for Fountain Head Park. Mr. Wegner is to check irrigation at the Estates gates.

B. District Counsel

C. District Manager Report

i. Staff Task List

Mr. Howell went over his report and stated that Creative Signs would be at the July meeting with concept plan/costs for monuments and that Bakas was also interested in participating in a cost share for this item. The reserve accounts were being opened with Suntrust as they had the best rates and FHP had made an error and not serviced Highland Park over past 30 days. FHP apologizes and will get them back on schedule within the next week.

D. Field Inspection Reports

4. BUSINESS ITEMS

A. Parking Policy Draft - Modified

Mr. Howell reported District Counsel would attend the next meeting for discussion on updated parking policy. Since Supervisor Jones could not make the meeting he had asked for this item to be tabled this month so he could participate. Parking Committee members were notified by email that this was being tabled until next month.

B. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting May 18, 2016

MOTION TO:	Approve minutes from May 18, 2016 meeting.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) June

Mr. Howell answered questions on the overnight mailing charge.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) June 2016
MADE BY:	Supervisor Bly
SECOND BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

C. Consideration of Operation & Maintenance Expenditures (Highland Park) June

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) June 2016
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) June

Mr. Howell was asked to check on the repair for the sidewalk at the Reserve entrance.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) June 2016
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending April 30, 2016

The Financials were accepted. Mr. Howell noted the District was tracking right on or under budget in each section.

6. SUPERVISOR REQUESTS

Citrus Park Drive street sign at entrance off Countryway needed replaced in Mandolin/Windsor. It is located on the office park side. Also there is a sidewalk area in the Estates that needs reviewed as well by the storm sewer it is located on Renaissance.
Ms. Stewart to update on roads in Mandolin Estates and Reserves being conveyed over to HOA formally.
Supervisor Lavina asked about improvements to bring up property values in Mandolin/Windsor.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Pot hole by 14703 Canopy
Sidewalk holding water on Canopy by playground and is by the second house on the left.
Aquatic treatments
Depression in road at Lake Dagny.
Discussion on parking policy and speeding.
Request to post speed data to website monthly.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Copy of audio tape available on request.*

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

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

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	7465	6,936.88			Management Services - July
Monthly Contract Sub-Total		\$ 6,936.88			
Variable Contract					
Straley Robin Vericker	13431	\$ 1,255.00			Professional Services - thru 06/15/16
Variable Contract Sub-Total		\$ 1,255.00			
Utilities					
Utilities Sub-Total		\$ 0.00			
Regular Services					
Supervisor: David Bly	DB061516	\$ 200.00			Supervisor Fee - 06/15/16
Supervisor: Doris Cockerell	DC061516	200.00			Supervisor Fee - 06/15/16
Supervisor: Erica Lavina	EL061516	200.00	\$ 600.00		Supervisor Fee - 06/15/16
Regular Services Sub-Total		\$ 600.00			
Additional Services					
Dennis Hobbs	57	600.00			Security/Traffic Control - thru 06/23/16
Dennis Hobbs	58	160.00			Schedulers Fee - thru 06/25/16
Dennis Hobbs	59	200.00	\$ 960.00		Security/Traffic Control - 06/25/16
Additional Services Sub-Total		\$ 960.00			
TOTAL:		\$ 9,751.88			

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7465
Invoice Date: Jul 1, 2016
Page: 1

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

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		7/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - July		4,333.34
	FS 3205	Financial Services		2,583.34
	Postage 4101	Postage - May		20.20
<div>PP 072016</div>				
Subtotal				6,936.88
Sales Tax				
Total Invoice Amount				6,936.88
Payment/Credit Applied				
TOTAL				6,936.88

Check/Credit Memo No:

Approved 6/29/2016 by bhowell

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 120
TAMPA, FL 33607

June 21, 2016

Client: 001365

Matter: 000001

Invoice #: 13431

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2016

JUN 22 2016

1,255.00

SERVICES

Date	Person	Description of Services	Hours
5/17/2016	JMV	REVIEW MEMO FROM T. STEWART RE: SWFWMD PERMITS; REVIEW AGENDA PACKET.	0.5
5/31/2016	JMV	TELEPHONE CALL FROM T. STEWART RE: CDD UTILITY AGREEMENTS; REVIEW FILE.	0.6
5/31/2016	LH	PREPARE EMAIL TO B. LAMB RE STATUS OF RESPONDING TO PUBLIC RECORDS REQUEST.	0.1
6/1/2016	JMV	REVIEW EMAIL FROM T. FARLOW; RESEARCH RECORDS; DRAFT EMAIL TO T. FARLOW RE: ENCROACHMENT POLICIES.	0.5
6/1/2016	LH	REVIEW RESPONSE TO RECORDS REQUEST BY D. HUKILL.	0.1
6/3/2016	JMV	REVIEW MEMO FROM B. HOWELL RE: PARKING POLICIES; DRAFT EMAIL TO B. HOWELL.	0.3
6/6/2016	JMV	REVIEW MEMO FROM HIGHLAND PARK RE: PARKING RESTRICTIONS; TELEPHONE CALL TO B. HOWELL.	0.8
6/7/2016	JMV	TELEPHONE CALL WITH B. HOWELL RE: PARKING POLICIES.	0.4
6/9/2016	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICES.	0.2
6/14/2016	JMV	REVIEW EMAIL FROM D. HUKILL RE: PUBLIC RECORDS ISSUES; DRAFT EMAIL TO D. HUKILL.	0.3

PAY 7/20/16

062216

June 21, 2016

Client: 001365

Matter: 000001

Invoice #: 13431

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
6/14/2016	JMV	PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL TO B. HOWELL.	0.6	
6/14/2016	LH	REVIEW EMAIL FROM D. HUKILL TO PUBLIC RECORDS REQUESTER ACKNOWLEDGING RECEIPT OF THE ADDITIONAL REQUEST.	0.1	
6/15/2016	JMV	REVIEW EMAIL FROM B. HOWELL RE: PARKING POLICIES; DRAFT EMAIL TO B. HOWELL.	0.2	
Total Professional Services			4.7	\$1,255.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	4.4	\$1,210.00
LH Lynn Hoodless	0.3	\$45.00
Total Services		\$1,255.00
Total Disbursements		\$0.00
Total Current Charges		\$1,255.00

PAY THIS AMOUNT \$1,255.00

Please Include Invoice Number on all Correspondence

PARK PLACE CDD

MEETING DATE: June 15, 2016

DMS Staff Signature B. Deen

51100 1101

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Bly, David	✓	Salary Accepted	\$200
Cockerell, Doris	✓	Salary Accepted	\$200
^{EL 061514} Lavina, Erica	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Jones, Tony		Salary Accepted	\$200

PP072016

Approved 6/21/2016 by bhowell

Dennis Hobbs
6855 62nd Avenue North
Pinellas Park Florida 33781

INVOICE

Park Place CDD
11740 Casa Lago Ln
Tampa Florida 33626

Invoice # 0000057

Invoice Date 06/28/2016

Due Date 06/28/2016

Item	Description	Unit Price	Quantity	Amount
Service	Security/Traffic Control March 31, 2016	40.00	5.00	200.00
Service	Security/Traffic Control June 19, 2016	40.00	5.00	200.00
Service	Security/Traffic Control June 23, 2016	40.00	5.00	200.00
<p>NOTES: Please Make Check Payable To: Darren Petrovich 11305 North McKinley Drive Tampa Florida 33612</p> <p>***Please add invoice number to check and or pay stub. Thanks!</p> <p>PP 072016 5200-3403</p>				
Subtotal				600.00
Total				600.00
Amount Paid				0.00
Balance Due				\$600.00

Approved 7/6/2016 by howell

JUN 28 2016

Dennis Hobbs
6855 62nd Avenue North
Pinellas Park Florida 33781

INVOICE

Park Place CDD
11740 Casa Lago Ln
Tampa Florida 33626

Invoice # 0000058

Invoice Date 06/28/2016

Due Date 06/28/2016

Item	Description	Unit Price	Quantity	Amount
Service	Administrative/Schedulers Fee March 31, 2016, June 19-25, 2016	40.00	4.00	160.00
<p><u>NOTES:</u> Please Make Check Payable To: DLTD Solutions Inc (Dennis Hobbs) 6855 62nd Avenue North Pinellas Park Florida 33781</p> <p>***Please add invoice number to check and or pay stub.</p> <p>Thanks! PP072016 51200 3443</p>				
Subtotal				160.00
Total				160.00
Amount Paid				0.00
Balance Due				\$160.00

Approved 7/6/2016 by bhowell

JUN 28 2016

Dennis Hobbs
6855 62nd Avenue North
Pinellas Park Florida 33781

INVOICE

Park Place CDD
11740 Casa Lago Ln
Tampa Florida 33626

Invoice # 0000059

Invoice Date 06/28/2016

Due Date 06/28/2016

Item	Description	Unit Price	Quantity	Amount
Service	<u>Security/Traffic Control</u> June 25, 2016	40.00	5.00	200.00
<p><u>NOTES:</u> Please Make Check Payable To: Justin Bloom 11305 North McKinley Drive Tampa Florida 33612</p> <p>***Please add invoice number to check and or pay stub. Thanks!</p>				
<p>PP072016 57200 3403</p>				Subtotal 200.00
				Total 200.00
				Amount Paid 0.00
				Balance Due \$200.00

JUN 28 2016

Approved 7/6/2016 by bhowell

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
Monthly Contract								
Bella Pool Service	5433	\$ 93.75	\$ 31.25	\$ 125.00		\$ 62.50	\$ 20.83	HP - Fountain Maintenance - June
ValleyCrest Landscape	5062314	1,495.50	498.50	1,994.00				HP - Racetrack Rd Exterior Maintenance - June
ValleyCrest Landscape	5062316	5,328.00	1,776.00	7,104.00				HP - Exterior Maintenance - June
ValleyCrest Landscape	50623616A	265.50	88.50	354.00	\$ 9,452.00			HP - Calf Path - Exterior Maintenance - June
Yellowstone Landscape	124183	1,683.75	561.25	2,245.00				HP - Aquatic Service - June
Monthly Contract Sub-Total				\$11,822.00				
Variable Contract								
Variable Contract Sub-Total				\$0.00				
Utilities								
BOCC	2640510000 052416	\$ 34.20	\$ 11.40	\$ 45.60				HP - Water Service - thru 05/20/16
BOCC	3640510000 052416	48.71	16.24	64.94				HP - Reclaim Water Service - thru 05/20/16
BOCC	4121609190 052416	75.29	25.10	100.38	\$ 210.92			HP - Reclaim Water Service - thru 05/20/16
Tampa Electric	2198 0074070 060116	431.52	143.95	575.47				Electric Service - thru 05/22/16
Utilities Sub-Total				\$786.39				
Regular Services								
Regular Services Sub-Total				\$0.00				
Additional Services								
Don Harrison Enterprises	2323	\$ 1,931.25	\$ 643.75	\$ 2,575.00				HP - Light Pole Repair - 06/02/16
Spearem Enterprises	1867	60.00	20.00	80.00				HP - Radar Sign - Charge Battery & Download Data - 03/02/16
Spearem Enterprises	1889	60.00	20.00	80.00				HP - Radar Sign - Charge Battery & Download Data - 03/16/16
Spearem Enterprises	1981	60.00	20.00	80.00				HP - Radar Sign - Charge Battery & Download Data - 04/21/16
Spearem Enterprises	2037	1,365.00	455.00	1,820.00				HP - Replace & Stain Dock - 06/03/16
Spearem Enterprises	2038	735.00	245.00	980.00				HP - Replace & Stain Dock - 06/03/16
Spearem Enterprises	2052	60.00	20.00	80.00				HP - Radar Sign - Charge Battery & Download Data - 06/09/16
Spearem Enterprises	2056	225.00	75.00	300.00				HP - Clean Amenities - May
Spearem Enterprises	2066	60.00	20.00	80.00				HP - Radar Sign - Download & Email Data - 06/20/16

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
Spearem Enterprises	2096	60.00	20.00	80.00	\$ 3,580.00			HP - Radar Sign - Charge Battery & Download Data - 07/05/16
ValleyCrest Landscape	5053381	93.75	31.25	125.00				HP - Replace Spray Heads & Nozzles - 06/03/16
ValleyCrest Landscape	5070266	360.00	120.00	480.00				HP - Replaced Pop Up Spray Heads - 06/22/16
ValleyCrest Landscape	5075697	630.00	210.00	840.00	\$ 1,445.00			HP - Irrigation Valve Repair - 06/30/16
Yellowstone Landscape	121817	1,767.86	589.29	2,357.14				HP - Pond Aerator Install - 05/23/16
Additional Services Sub-Total				\$9,957.14				
								Total: \$22,565.53

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Bella Pool Service LLC
 1324 Seven Springs Blvd
 Ste 188
 Trinity, FL 34655

Invoice

Date	Invoice #
5/18/2016	5312

Bill To
Park Place CDD Highland Park 5680 W. Cypress St. Ste. A Tampa, FL. 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		5/18/2016			

Quantity	Item Code	Description	Price Each	Amount
	Fountain Service	MAY.. Maintain fountain water and equipment for operation	125.00	125.00
	Service Call	MAY 13. Emergency visit to reposition fountain nozzles and necessary to reset several valves tampered with to correct Fountain operation	55.00	55.00
<div style="text-align: center;"> <p>51204 4600 13500</p> <p>51206 45.00</p> <p>JUN 20 2016</p> <p>PP072016</p> </div>				
<div style="display: flex; justify-content: space-between;"> <div>Phone #</div> <div>E-mail</div> </div>			<div style="display: flex; justify-content: space-between;"> <div>Total</div> <div>\$180.00</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>727-656-7285</div> <div>bellapoolservice@verizon.net</div> </div>				

Approved 6/21/2016 by bhowell

Bella Pool Service LLC
 1324 Seven Springs Blvd
 Ste 188
 Trinity, FL 34655

Invoice

Date	Invoice #
6/10/2016	5433

Bill To
Park Place CDD Highland Park 5680 W. Cypress St. Ste. A Tampa, FL 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		6/10/2016			

Quantity	Item Code	Description	Price Each	Amount
	Fountain Service	JUNE Maintain fountain water and equipment for operation	125.00	125.00
		<div> <div>HP</div> <div>57204 4601 93.75</div> <div>57206 31.25</div> <div>AD 572014</div> </div>		
			<div> <div>JUN 20 2016</div> </div>	
<div> <div>Phone #</div> <div>727-656-7285</div> </div>			<div> <div>E-mail</div> <div>bellapoolservice@verizon.net</div> </div>	
			<div> <div>Total</div> <div>\$125.00</div> </div>	

Approved 6/21/2016 by bhowell



INVOICE

Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689180
Invoice #: 5062314
Invoice Date: 6/10/2016
Cust PO #:

Job Number	Description	Amount
342303106	Park Place - Racetrack Road <i>HP</i> Exterior Maintenance-Phase I For June <i>539104 4583 1495.50</i> <i>539104 498.50</i>	1,994.00
		<i>JUN 13 2016</i>
		<i>PPM2016</i>
Total invoice amount		1,994.00
Tax amount		
Balance due		1,994.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5062314
Invoice Date: 6/10/2016

Amount Due: \$1,994.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083

Approved 6/15/2016 by bhowell



INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 5062316
Invoice Date: 6/10/2016

Job Number	Description	Amount
342300108	Park Place CDD - Highland Park	7,104.00
	Exterior Maintenance for June 2016	
	Exterior Maintenance \$6744.00	
	Fountainhead Park & Urn Maintenance \$195.00	
	Fountainhead Park - Annulas \$165.00	
	539104 4582 5058.00	
	539106 4582 18686.00	
	539104 4577 146.25	
	539104 4577 48.15	
	539104 4554 123.75	
	539106 4551 41.85	
	Total Invoice Amount	7,104.00
	Tax amount	
	Balance due	7,104.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Amy at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5062316
Invoice Date: 6/10/2016

Amount Due: \$7,104.00

Thank you for allowing us to serve you.

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607



INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 5062316A
Invoice Date: 6/10/2016

Job Number	Description	Amount
342300108	Calf Path <i>HP</i> Exterior Maintenance for June 2016 <i>539104 45M 265.50</i> <i>539106 88.50</i>	354.00
		<i>PP 072016</i>
		<i>JUN 13 2016</i>
Total Invoice Amount		354.00
Tax amount		
Balance due		354.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Amy at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 5062316A
Invoice Date: 6/10/2016

Amount Due: \$354.00

Thank you for allowing us to serve you.

Please reference the invoice # on your check
and make payable to:

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000124183
Invoice Date: June 1, 2016

Account: 11811
PO Number:

Bill To:
Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.101
Property Name: PP Highland Pk Aq.
Terms: NET 30

Invoice Due Date: July 1, 2016
Invoice Amount: \$2,245.00
Month of Service: June 2016

Description	Current Amount
Aquatic Service	2,245.00
Amendment #1 Increase	

June
53904 41580 1683.75
53906 561.25

Invoice Total 2,245.00

PP072016

JUN 13 2016

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



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	05/24/2016	06/07/2016

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	04/21/2016	2297	05/20/2016	2378	8100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$23.73
Water Base Charge	\$8.42
Water Consumption Charge	\$9.40
Total Service Address Charges	\$45.60

Summary of Account Charges

Previous Balance	\$27.31
Net Payments - Thank You	\$0.00
Past Due Amount	\$27.31
Total Account Charges	\$45.60

AMOUNT DUE	\$72.91
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Important Message

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>

PP062016
53600
1302

JUN 06 2016

Notice

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

Consumption History x 100 Gallons



*** NOTICE *** THE BALANCE REFLECTS A PAST DUE AMOUNT

Make checks payable to: BOCC

ACCOUNT NUMBER: 2640510000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE

10Z 3062324 00 00006468 00006565 I=12



6468 I AT 0.396 0.3960
PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

DUE DATE	06/07/2016
AMOUNT DUE	\$72.91
AMOUNT PAID	

060816

0026405100004

0000007291A



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	05/24/2016	06/07/2016

Service Address: 14727 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	04/21/2016	7910	05/20/2016	7926	1600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$4.69
Water Base Charge	\$14.06
Water Consumption Charge	\$1.10
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$7.01
Total Service Address Charges	\$64.94

Summary of Account Charges

Previous Balance	\$69.75
Net Payments - Thank You	\$0.00
Past Due Amount	\$69.75
Total Account Charges	\$64.94

AMOUNT DUE	\$134.69
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Important Message

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>

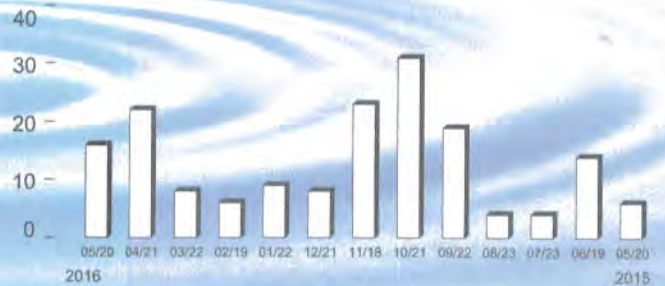
PAID 02/14
53600
4302

JUN 06 2016

Notice

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

Consumption History x 100 Gallons



**** NOTICE **** THE BALANCE REFLECTS A PAST DUE AMOUNT

Make checks payable to: BOCC

ACCOUNT NUMBER: 3640510000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE

10Z 3062324 00 00006473 00006570 I=12



6473 1 AT 0.396 0.3960
PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

DUE DATE	06/07/2016
AMOUNT DUE	\$134.69
AMOUNT PAID	

060816



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	05/24/2016	06/07/2016

Service Address: 11592 FOUNTAINHEAD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	04/21/2016	24255	05/20/2016	27232	297700	ACTUAL	RECLAIM



Service Address Charges

Reclaimed Water Charge
Total Service Address Charges

\$100.38

\$100.38

Summary of Account Charges

Previous Balance \$98.56
Net Payments - Thank You \$0.00
Past Due Amount \$98.56
Total Account Charges \$100.38

pd

AMOUNT DUE	\$198.94
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Important Message

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>

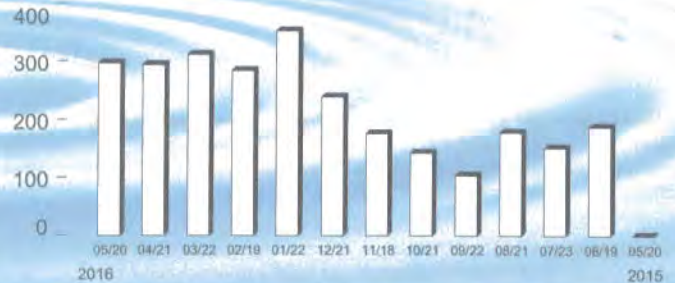
PP062016
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4302

JUN 06 2016

Notice

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

Consumption History x 1000 Gallons



**** NOTICE **** THE BALANCE REFLECTS A PAST DUE AMOUNT

Make checks payable to: BOCC

ACCOUNT NUMBER: 4121609190

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE

10Z 3062324 00 00006466 00006563 I=13



6466 1 AT 0.396 0.3960
PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

DUE DATE	06/07/2016
AMOUNT DUE	\$198.94
AMOUNT PAID	

060816

0041216091904

00000198945

Approved 6/10/2016 by bhowell

Visit our
Web site at
tampaelectric.com

May Billing Information:

102852

PARK PLACE CDD
702 FRANKLIN ST N
TAMPA FL 33602-4429

Account Number
2198 0074070

Statement Date
Jun 01, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,477.61	
Payments Received - Thank You	As of June 01, 2016	-3,477.61	
			\$0.00

New Charges Due by Summary Bill Due Date **June 15, 2016**
SUMMARY BILL

Please see attached for account billing details
Amount not paid by due date may be assessed a late payment charge.

This Month's Detail Charges	\$3,519.70
Total Due	\$3,519.70

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

PP062016
53102-
4301

JUN 06 2016

Approved 6/10/2016 by bhowell



Account No.
2198 0074070

New Charges
\$3,519.70
Payable by Jun 15

Total Bill Amount
\$3,519.70

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

102852

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318



PARK PLACE CDD
c/o DISTRICT MANAGEMENT SVC
5680 W CYPRESS ST # 5680A
TAMPA FL 33607-7002

[illegible]

Approved 6/10/2016 by bhowell
916090

DON HARRISON ENTERPRISES

2510 PRISCILLA COURT
LUTZ, FL 33559
(813) 363-6286

TO: Brian Howell

JOB NAME: Park place C.D.D.

JOB ADDRESS: Highland Park

DESCRIPTION: Electrical repair for street pole light.

PROPOSAL / ESTIMATE

All labor and material to repair the (one) street pole light located on Casa Lago Drive not working due to cut conduit under roadway ; will need to have jack & bore done in order to complete job which is included in this proposal.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of: \$ 3,950.00 three thousand, nine hundred, fifty dollars.

Payment to be made as follows: (15) day net term billing.

All material is guaranteed to be as specified .All work to be in a workmanlike manner according to standard practices .Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over above the estimate .All agreements contingent upon strikes, Accidents, or delays beyond our control .Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 7% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

ACCEPTANCE OF PROPOSAL: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified .Payment will be outlined above.

Signature_____Date_____

Authorized signature_____Date_____

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 1867

DATE 03/02/2016

DUE DATE 04/01/2016

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Highland Park: Charge Battery-Download Data for Radar Sign. Email report for 2-18-2016 thru 3-1-2016.			

BALANCE DUE

\$80.00

APR 2016

53914

53914

4910

60
20

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC

8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com

**INVOICE****BILL TO**

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

INVOICE # 1889

DATE 03/16/2016

DUE DATE 04/15/2016

TERMS Net 30

511

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Highland Park: Charge Battery-Download Data for Radar Sign. Email report for 3-1-2016 THRU 3-15-2016.			

BALANCE DUE

\$80.00

PP072016

53914 4910 60
 53916 80

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC

8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com

**INVOICE****BILL TO**

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

INVOICE # 1981**DATE** 04/21/2016**DUE DATE** 05/21/2016**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Highland Park: Charge Battery-Download Data for Radar Sign. Email report for 4/4/2016 THRU 4/21/2016			

BALANCE DUE**\$80.00**

PP072016
 53914
 53916
 4910
 60
 20

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2037
 DATE 06/03/2016
 DUE DATE 07/03/2016
 TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park: Dock located at Bournemouth Rd: Replaced split & rotten deck boards. Presure Washed & Prep for Stain. Stain entire dock.	16	80.00	1,280.00
Material Lumber & Fastners	1	400.00	400.00
Material 4 gallons Stain	4	35.00	140.00
BALANCE DUE			\$1,820.00

Approved 6/10/2016 by bhowell

53904 6403 1365
 53906 455

JUN 06 2016

PP 0602016

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2038

DATE 06/03/2016

DUE DATE 07/03/2016

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	8	80.00	640.00
Highland Park: Dock located at Calf Path Rd: Replaced split & rotten deck boards. Pressure Washed & Prep for Stain. Stain entire dock.			
Material	1	200.00	200.00
Lumber & Fastners			
Material	4	35.00	140.00
4 gallons Stain			

BALANCE DUE

\$980.00

53904

6-10-16

735

53906

845

JUN 06 2016

APR 2016

Approved 6/10/2016 by bhowell

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Park Place CDD
 Meritus
 5680 W. Cypress Street, Suite A
 Tampa, FL 33607

INVOICE # 2052
 DATE 06/09/2016
 DUE DATE 07/09/2016
 TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Highland Park: Radar: Charge Battery, Download Radar Data for 5-11-2016 thru 5-26-2016. Email Data Report.			

BALANCE DUE

\$80.00

53914 4910 60
 53914 20

JUN 10 2016

PP072014

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

JUN 14 2016

BILL TO

Park Place CDD
 Meritus
 5680 W. Cypress Street, Suite A
 Tampa, FL 33607

INVOICE # 2056
 DATE 06/10/2016
 DUE DATE 07/10/2016
 TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor 5-2-2016: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 5-9-2016: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 5-16-2016: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 5-23-2016: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 5-30-2016: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00

BALANCE DUE

\$300.00

PP072016 53914 4910 225
 53916 B

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2066
 DATE 06/20/2016
 DUE DATE 07/20/2016
 TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Downlaod Radar Data for 5-27-2016 thru 6-14-2016, email data report.	1	80.00	80.00

BALANCE DUE

\$80.00

PP 072016 53914 4910 60
 53914 20

JUN 20 2016

Approved 6/21/2016 by bhowell

Spearem Enterprises, LLC
 8348 Little Rd. Ste. 201
 New Port Richey 34654
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2096

DATE 07/05/2016

DUE DATE 08/04/2016

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Highland Park: Charge battery, Download Radar Data, Email Report for 6-16 thru 6-29-2016.			

BALANCE DUE

\$80.00

53914141060
 53914 20

JUL 05 2016

Approved 7/6/2016 by bhowell



ValleyCrest

Landscape Maintenance

Sold To: 10689809
Classic Townhomes of Highland Park Inc
4131 Gunn Hwy
Tampa FL 33618

INVOICE

Customer #: 10689809
Invoice #: 5053381
Invoice Date: 6/3/2016
Sales Order: 12032868
Cust PO #:

Repaired items that were found broken during monthly inspection performed on 6/2/16.

Job Number	Description	Amount
342304023	Classic Twnhms Highland Park Replaced 2 -6" pop up spray heads Replaced 3 nozzles Repaired 1 -1/2" lateral line 53904 4583 9375 53906 31.25 6/2/2016 JUN 06 2016	125.00
Total Invoice Amount		125.00
Taxable Amount		
Tax Amount		
Balance Due		125.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689809
Invoice #: 5053381
Invoice Date: 6/3/2016

Amount Due: \$ 125.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Classic Townhomes of Highland Park Inc
4131 Gunn Hwy
Tampa FL 33618

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

Controller Type:

Location:

Job Number: 4023

No: 12032868

Clock Information:

Start time:

Job Name: CLASSIC TH Highland Date: 06-02-16

Run Day(s)

M

Tu

W

Th

F

Sa

Su

Irrigation Tech: Rafael

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
2	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	60.00
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
2	Nozzle Replacement		\$ 5.00	ea	10.00
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$ 330.00 / \$ 340.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$ 600.00 / \$ 700.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	50.00
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	Various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doublet (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1st/2nd)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netatm		\$ 1.50	ft	
	Netatm Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRV/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	

Miscellaneous and Notes

Total: \$125.00

VCLM Representative

Client Approval



INVOICE

ValleyCrest
Landscape Maintenance

Sold To: 10689180
Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689180
Invoice #: 5070266
Invoice Date: 6/22/2016
Sales Order: 12032889
Cust PO #:

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Replaced 2-6" broken pop up spray heads (\$60.00 N/C) Replaced stuck valve in Zone 2 (\$480.00 is Billable)	480.00
	<p>53904 4554 360</p> <p>53906 120</p> <p>JUN 23 2016</p> <p>Total Invoice Amount 480.00</p> <p>Taxable Amount</p> <p>Tax Amount</p> <p>Balance Due 480.00</p>	

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 5070266
Invoice Date: 6/22/2016

Amount Due: \$ 480.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



ValleyCrest

Landscape Maintenance

Controller Type: Location: Job Number: 0108 No: 12032889

Clock Information: Start time: Job Name: Park Place CND Date: 06-15-16

Run Day(s) M Tu W Th F Sa Su Irrigation Tech:

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
2	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	60.00
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/ Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubble w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubble		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	480.00
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Opti Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doublet (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/3rd)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netfin		\$ 1.50	ft	
	Netfin Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRV/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	

Miscellaneous and Notes

Replaced Stack Valve zone 2

Completed per

Total: \$480.00

VCLM Representative

Client Approval



INVOICE

ValleyCrest
Landscape Maintenance

Sold To: 10689180
Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689180
Invoice #: 5075697
Invoice Date: 6/30/2016
Sales Order: 6257080
Cust PO #:

Project Name: IRRIGATION VALVE REPAIR

Project Description: Wire tracked and repaired valves. Work completed 6/28/16.

Job Number	Description	Amount
342303106	Park Place - Racetrack Road Wire tracked and repaired two valves <u>HP</u> 53904 4583 630 53906 210 JUL 01 2016 Total Invoice Amount Taxable Amount Tax Amount Balance Due	840.00 840.00 840.00 840.00 840.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 5075697
Invoice Date: 6/30/2016

Amount Due: \$ 840.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD-Highland Park
5680 W. Cypress St., Suite A
Tampa FL 33607

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000121817
Invoice Date: May 23, 2016

Account: 11811
PO Number:

Bill To:

Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A

Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141056.201.00005
Project Name: Pond 3 Arator PP CDD
PP Highland Pk Aq. CAS

Invoice Due Date: June 22, 2016
Invoice Amount: \$2,357.14

Description	Quantity	Price	Total Price
Pond Aerator Install	1.00	2,357.14	\$2,357.14

Invoice Total \$2,357.14

PAID 6/20/16
53904 4581 1767.86
53906 539.28

JUN 03 2016

JUN 06 2016

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



Enhancement Proposal

Job Name:	Pond 3 Aerator	
Property Name:	Park Place CDD	Date: 4-42016
Client:	Park Place CDD	
Address:	C/O Meritus 2005 Pan Am Circle Suite 120	
City/State/Zip:	Tampa, FL 33607	
Phone:	813-873-7300	

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Provide and install one (1) aerator/diffuser on pond #3. Proposal includes all labor and materials.

* Proposal does not include electrical supply or hook up. This will need to be done by a licensed electrician.

TOTAL PRICE	\$ 2,357.14
--------------------	--------------------

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged 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.

Client:

B. Haver

Prepared by:

Jon Souers

Date:

4/22/16

Date: 4-42016

Internal Use Only	
Project Number: <i>10141056-201.00005</i>	District: San Antonio
PO Reference: <i>201</i>	Date Work Completed:

Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
ValleyCrest Landscape	5062315	6,175.00			WM - Exterior Maintenance - June
Yellowstone Landscape	124184	1,000.00			WM - Aquatic Service - June
Monthly Contract Sub-Total		\$ 7,175.00			
Variable Contract					
Variable Contract Sub-Total		\$ 0.00			
Utilities					
BOCC	1923999022 061516	\$ 85.37			WM - Reclaim Water Service - thru 06/13/16
Tampa Electric	2198 0074070 060116	2,944.23			Electric Service - thru 05/22/16
Utilities Sub-Total		\$ 3,029.60			
Regular Services					
Regular Services Sub-Total		\$ 0.00			
Additional Services					
Alvarez Plumbing & Air Conditioning	192993	\$ 496.13			WM - Repair Leak - 06/20/16
Don Harrison Enterprises	2325	120.00			WM - Adjusted Flood Lights - 06/20/16
ValleyCrest Landscape	5070265	2,210.00			WM - Installed New Clock & Valve - 06/22/16
Additional Services Sub-Total		\$ 2,826.13			
TOTAL:		\$ 13,030.73			

Park Place Community Development District Summary of Operations and Maintenance Invoices

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689139
Invoice #: 5062315
Invoice Date: 6/10/2016
Cust PO #:

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Exterior Maintenance <u>WM</u> For June	6,175.00
	BREAKDOWN AS FOLLOWS:	
	Windsor Place = \$1,573.34	
	Mandolin Reserve = \$2,300.83	
	Mandolin Estates = \$2,300.83	
	Total invoice amount	6,175.00
	Tax amount	
	Balance due	6,175.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689139
Invoice #: 5062315
Invoice Date: 6/10/2016

Amount Due: \$6,175.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083

Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

Approved 6/15/2016 by bhowell



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000124184
Invoice Date: June 1, 2016

Account: 11811
PO Number:

Bill To:

Park Place CDD
c/o Meritus Communities
5680 W. Cypress Street Ste A
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.102
Property Name: PP Mandolin Estates Aq
Terms: NET 30

Invoice Due Date: July 1, 2016
Invoice Amount: \$1,000.00
Month of Service: June 2016

Description	Current Amount
Aquatic Service	1,000.00

Invoice Total 1,000.00

WM June
52902 11580
PP072016

JUN 13 2016

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



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/15/2016	07/06/2016

Summary of Account Charges

Previous Balance	\$63.64
Net Payments - Thank You	(\$63.64)
Total Account Charges	\$85.37

AMOUNT DUE	\$85.37
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Important Message

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>



PP072016
53602 4302

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

JUN 23 2016

Approved 6/24/2016 by bhowell



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 1923999022

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



20Z 3070346 00 00000008 00000015 I=13



8 2 SP 0.675 0.6750
PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

DUE DATE	07/06/2016
AMOUNT DUE	\$85.37
AMOUNT PAID	

062416

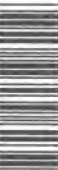
0019239990229

000000085373



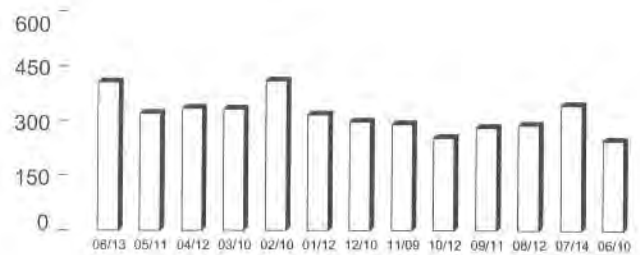
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/15/2016	07/06/2016
Service Address: 11741 CITRUS PARK DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	05/11/2016	236688	06/13/2016	240754	406600	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge

\$68.46

Total Service Address Charges**\$68.46****Consumption History x 1000 Gallons**

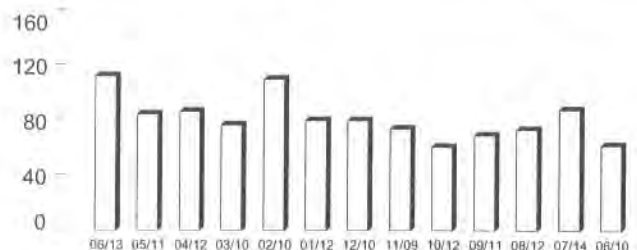
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/15/2016	07/06/2016
Service Address: 11698 CITRUS PARK DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	05/11/2016	19168	06/13/2016	20287	111900	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge

\$16.91

Total Service Address Charges**\$16.91****Consumption History x 1000 Gallons**

Visit our
Web site at
tampaelectric.com

May Billing Information:

102852

PARK PLACE CDD
702 FRANKLIN ST N
TAMPA FL 33602-4429

Account Number
2198 0074070

Statement Date
Jun 01, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,477.61	
Payments Received - Thank You	As of June 01, 2016	-3,477.61	
			\$0.00

New Charges Due by Summary Bill Due Date **June 15, 2016**
SUMMARY BILL

Please see attached for account billing details
Amount not paid by due date may be assessed a late payment charge.

This Month's Detail Charges	\$3,519.70
Total Due	\$3,519.70

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

PP062016
53102-
4301

JUN 06 2016

Approved 6/10/2016 by bhowell



Account No.
2198 0074070

New Charges
\$3,519.70
Payable by Jun 15

Total Bill Amount
\$3,519.70

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

102852

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318



PARK PLACE CDD
c/o DISTRICT MANAGEMENT SVC
5680 W CYPRESS ST # 5680A
TAMPA FL 33607-7002

Invoice

ALVAREZ PLUMBING & AIR CONDITIONING

1623 S. 51st Street

Tampa, Florida 33619

Phone 813-655-7520 / Fax 813-247-3994

State License #CFC019219 #CAC1813675

June 28, 2016

Summary: SERVICE
Invoice #: 10303-192993
Tech: JOSES
Due Date: 7/28/2016
Job Date: 6/20/2016

Bill To:

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

Job Name:

Sherry Oconner
11036 Windsor Place Circle
Tampa, FL 33626

813 873-7300

813 873-7070 FAX

813 855-7078

Description of Services and Work Rendered:

Invoice 194067, 6/15/2016

APAC whitelined wetland areas for digging mark off for utilities.

Invoice 192993, 6/20/2016

APAC called out to repair leak at unit 11036 Windsor Place.

Upon arrival, APAC exposed meter, removed roots around meter, found leak at shut off before meter nut that ties to meter that was loose. Retightened nut, leak repaired.

Total Amt Due: \$496.13

PLEASE NOTE INVOICE 192993 ON PAYMENT FOR PROPER CREDIT.

THANK YOU AG0628

Total: \$496.13

All material is guaranteed to be as specified. All work to be completed in a professional 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. Alvarez Plumbing Company (APC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees or roots, etc. APC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. All agreements are contingent upon delays beyond our control. If placed for collections, customer is responsible for all attorney fees, court cost and collection agency fees. PLEASE NOTE: PAYMENT IS NOT CONTINGENT UPON TIME OR MANNER IN WHICH CUSTOMER MAY BE PAID.

Terms: Net 30

THANK YOU FOR YOUR BUSINESS


Approved 7/6/2016 by phowell

[illegible]

Landscape Maintenance

Sold To: 10689139
Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

Customer #: 10689139
Invoice #: 5070265
Invoice Date: 6/22/2016
Sales Order: 12032734
Cust PO #:

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Labor: 24 Hrs Installed new Clock and Valve repairs, outside fence is a new Controller by water source. Replaced 1 non-operable Solenoid Installed new Clock (4) Zone (Rainbird) Installed 1 Module Qty 10 DBRY/Wire Nuts Installed 900 FT of #18-13 Conductor	2,210.00
<div style="text-align: center;">  </div>		
<div style="text-align: right;"> Total Invoice Amount Taxable Amount Tax Amount Balance Due </div>		2,210.00 2,210.00
PP072016 53902 4577		

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689139
Invoice #: 5070265
Invoice Date: 6/22/2016

Amount Due: \$ 2,210.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Park Place CDD Mandolin
5680 W. Cypress St., Suite A
Tampa FL 33607

ValleyCrest Landscape Maintenance
P.O. Box 404083
Atlanta, GA 30384-4083

Approved 6/24/2016 by bhowell



ValleyCrest

Landscape Maintenance

Controller Type:

Location:

Job Number:

No: 12032734

Clock Information:

Start time:

Job Name:

Date:

Run Day(s)

M

Tu

W

Th

F

Sa

Su

Irrigation Tech: DelaRiz

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
24	General Repair Labor		\$ 45.00	hr	1080.00
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/ Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doublet (2 Valves)		\$ 200.00	ea	
1	Replace Solenoid		\$ 45.00	ea	45.00
	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	
1	Clock (4) Zone (Rainbird)		\$ 250.00	ea	250.00
1	Each Additional Module		\$ 60.00	ea	60.00
	Install / Add Netatm		\$ 1.50	ft	
	Netatm Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
10	DBRY/Wire Nuts		\$ 5.50	ea	55.00
4	Rain Sensor W/L		\$ 165.00	ea	660.00
1	miscellaneous and notes			ea	

Miscellaneous and Notes

900' 18-13 conductor .80 - 720.00

* outside the fence is on a new center ext-size by water same

complete for

\$ 2210.00

Total:

2158.00

Delariz

VCLM Representative

Korbal R. Howard

Client Approval

Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Park Place Community Development District

Balance Sheet

As of 5/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Assets							
Cash-Operating Account 2	1,404,615	0	0	0	0	0	1,404,615
Cash-Operating Account	0	0	0	0	0	0	0
Cash-Interest Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account Series 2001	0	0	0	0	0	0	0
Cash-Revenue Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account-Series 2003	0	0	0	0	0	0	0
Cash-Revenue Account-Series 2003	0	0	0	0	0	0	0
Cash on Hand	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Lot Closings Receivable	0	0	0	0	0	0	0
Due From General Fund	0	7,247	10,875	0	0	0	18,121
Due From Debt Service Fund	3,088	0	0	0	0	0	3,088
Due From Capital Projects Fund	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Other Receivables	0	0	0	0	0	0	0
Allowance for Uncollected Items	0	0	0	0	0	0	0
Investments-Interest Series 2001	0	0	0	0	0	0	0
Investments-Capitalized Interest Series 2001	0	0	0	0	0	0	0
Investments-Reserve Account Series 2001	0	0	0	0	0	0	0

Park Place Community Development District

Balance Sheet

As of 5/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Investments-Construction Series 2001	0	0	0	0	0	0	0
Investments-Revenue Account Series 2001	0	0	0	0	0	0	0
Investments-Interest Account Series 2003	0	0	0	0	0	0	0
Investments-Principal Account Series 2003	0	0	0	0	0	0	0
Investments-Reserve Account Series 2003	0	0	0	0	0	0	0
Investments-Cost of Issuance-Series 2003	0	0	0	0	0	0	0
Investments-Construction Series 2003	0	0	0	0	0	0	0
Investments-Prepayment Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2003	0	0	0	0	0	0	0
Investments-Escrow Account-Series 2008	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	18,966	0	0	0	0	18,966
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0
Investments-Revenue Account Series 2008	0	136,931	0	0	0	0	136,931
Investments-COI-Series 2008	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2008	0	0	0	0	0	0	0

Park Place Community Development District

Balance Sheet

As of 5/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Investments-Redemption Account Series 2008	0	4,661	0	0	0	0	4,661
Investments - Escrow Account - Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2014	0	0	84,264	0	0	0	84,264
Investments-Interest Account Series 2014	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2014	0	0	0	0	0	0	0
Investments-Reserve Account Series 2014	0	0	82,341	0	0	0	82,341
Investments-Cost of Issuance Series 2014	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145
Deposits - Miscellaneous	0	0	0	0	0	0	0
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,028,424	0	10,028,424
Ancillary Cost	0	0	0	0	392,150	0	392,150
Construction Work In Progress	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	345,285	345,285
Amount To Be Provided-Debt Service	0	0	0	0	0	5,799,715	5,799,715

Park Place Community Development District

Balance Sheet

As of 5/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Total Assets	<u>1,417,848</u>	<u>167,805</u>	<u>177,479</u>	<u>0</u>	<u>12,874,726</u>	<u>6,145,000</u>	<u>20,782,859</u>
Liabilities							
Accounts Payable	24,457	0	0	0	0	0	24,457
Accounts Payable - Other	0	0	0	0	0	0	0
Unallocated Tax Funds	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	3,088	0	0	0	3,088
Due To Debt Service Fund	18,121	0	0	0	0	0	18,121
Due To Capital Projects Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2001	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2003	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	2,105,000	2,105,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	4,040,000	4,040,000
Total Liabilities	<u>42,579</u>	<u>0</u>	<u>3,088</u>	<u>60</u>	<u>0</u>	<u>6,145,000</u>	<u>6,190,726</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	165,968	169,528	(60)	0	0	335,437
Fund Balance-Unreserved	1,059,381	0	0	0	0	0	1,059,381
Investment In General Fixed Assets	0	0	0	0	12,874,726	0	12,874,726
Other	315,888	1,837	4,864	0	0	0	322,588
Total Fund Equity & Other Credits	<u>1,375,269</u>	<u>167,805</u>	<u>174,392</u>	<u>(60)</u>	<u>12,874,726</u>	<u>0</u>	<u>14,592,133</u>

Park Place Community Development District

Balance Sheet

As of 5/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Total Liabilities & Fund Equity	<u>1,417,848</u>	<u>167,805</u>	<u>177,479</u>	<u>0</u>	<u>12,874,726</u>	<u>6,145,000</u>	<u>20,782,859</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	137,485	139,373	1,888	1 %
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	<u>137,485</u>	<u>139,493</u>	<u>2,008</u>	<u>1 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	5,000	7,000	58 %
Financial & Administrative				
Management Services	52,000	34,667	17,333	33 %
District Engineer	8,000	2,942	5,058	63 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,514	2,736	38 %
Auditing Services	7,000	0	7,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Financial Services	31,000	24,967	6,033	19 %
Postage and Resident Notices	750	592	158	21 %
Resident Newsletter	860	0	860	100 %
Professional Liability Insurance	1,800	1,805	(5)	(0)%
Legal Advertising	600	100	500	83 %
Bank Fees	400	74	326	82 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	500	93	407	81 %
Website Development & Maintenance	1,000	221	779	78 %
Capital Improvements	2,000	0	2,000	100 %
Legal Counsel				
District Counsel	9,000	3,103	5,897	66 %
Other Physical Environment				
District Permit Compliance	500	0	500	100 %
Total Expenditures	<u>137,485</u>	<u>78,253</u>	<u>59,232</u>	<u>43 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>61,240</u>	<u>61,240</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	226,552	229,025	2,473	1 %
Total Revenues	226,552	229,025	2,473	1 %
Expenditures				
Electric Utility Services				
Electric Utility Services	40,000	18,652	21,348	53 %
Water-Sewer Combination Services				
Water Utility Services	1,600	505	1,095	68 %
Other Physical Environment				
Storm Drain Maintenance	7,500	608	6,892	92 %
General Liability Insurance	7,500	5,312	2,188	29 %
Plant Replacement Program	10,000	1,052	8,948	89 %
Landscape Maintenance - Contract	74,100	48,696	25,404	34 %
Landscape Maintenance - Other	12,000	9,171	2,829	24 %
Aquatics Maintenance	13,000	6,000	7,000	54 %
Aquatics Maintenance - Other	4,000	978	3,022	76 %
Irrigation Maintenance	5,000	3,578	1,423	28 %
Miscellaneous Landscape	0	3,530	(3,530)	0 %
Entry & Walls Maintenance	4,000	0	4,000	100 %
Miscellaneous Repairs & Maintenance	0	80	(80)	0 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	3,594	(1,594)	(80)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	80	4,920	98 %
Sidewalk Maintenance	4,000	0	4,000	100 %
Decorative Light Maintenance	8,500	18,900	(10,400)	(122)%
Holiday Decor	1,452	750	702	48 %
Reserves				
Transfer to Capital Reserves	13,360	0	13,360	100 %
Total Expenditures	226,552	121,486	105,066	46 %
Excess of Revenues Over (Under) Expenditures	0	107,539	107,539	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	303,705	307,020	3,315	1 %
Total Revenues	303,705	307,020	3,315	1 %
Expenditures				
Electric Utility Services				
Electric Utility Services	5,500	4,765	735	13 %
Water-Sewer Combination Services				
Water Utility Services	4,000	2,494	1,506	38 %
Other Physical Environment				
Storm Drain Maintenance	13,000	0	13,000	100 %
General Liability Insurance	5,000	3,984	1,016	20 %
Plant Replacement Program	11,250	30,719	(19,469)	(173)%
Plant Replacement Program - Racetrack Road	9,077	2,104	6,973	77 %
Landscape Maintenance - Contract	0	6,744	(6,744)	0 %
Landscape Maintenance - Other	12,348	22,453	(10,105)	(82)%
Landscape Installation/Maintenance - Race Track Rd	16,171	0	16,171	100 %
Aquatics Maintenance	26,205	22,669	3,536	13 %
Aquatics Maintenance - Other	0	1,768	(1,768)	0 %
Landscape Maintenance - Highland Park Contract	60,696	46,492	14,204	23 %
Landscape Maintenance - Racetrack Road Contract	17,946	10,155	7,791	43 %
Irrigation Maintenance	9,375	3,022	6,353	68 %
Miscellaneous Landscape	0	327	(327)	0 %
Entry & Walls Maintenance	1,875	1,084	791	42 %
Landscape Maintenance	0	130	(130)	0 %
Pressure Washing - Common Areas	1,890	5,506	(3,616)	(191)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	6,383	(1,383)	(28)%
Sidewalk Maintenance	2,063	2,250	(187)	(9)%
Street Light Maintenance	6,000	3,241	2,759	46 %
Decorative Light Maintenance	2,000	937	1,064	53 %
Holiday Decor	750	5,963	(5,213)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	2,024	(2,024)	0 %
Fountain Maintenance	750	1,665	(915)	(122)%
Park Facility Janitorial Maintenance Contracted	2,888	896	1,992	69 %
Park Facility Maintenance and Improvement	5,000	270	4,730	95 %
Reserves				
Transfer to Operating Reserve	62,421	0	62,421	100 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Transfer to Capital Reserves	22,500	0	22,500	100 %
Total Expenditures	303,705	188,043	115,662	38 %
Excess of Revenues Over (Under) Expenditures	0	118,977	118,977	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	79,430	82,278	2,848	4 %
Total Revenues	79,430	82,278	2,848	4 %
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	554	1,246	69 %
Water-Sewer Combination Services				
Water Utility Services	1,425	904	521	37 %
Other Physical Environment				
Storm Drain Maintenance	3,852	0	3,852	100 %
General Liability Insurance	1,650	1,328	322	20 %
Plant Replacement Program	3,750	9,947	(6,197)	(165)%
Plant Replacement Program - Racetrack Road	3,026	701	2,325	77 %
Landscape Maintenance - Other	4,000	7,649	(3,649)	(91)%
Landscape Installation/Maintenance - Race Track Rd	5,000	0	5,000	100 %
Aquatics Maintenance	8,735	6,475	2,260	26 %
Aquatics Maintenance - Other	0	589	(589)	0 %
Landscape Maintenance - Highland Park Contract	20,232	11,150	9,082	45 %
Landscape Maintenance - Racetrack Road Contract	5,982	3,202	2,780	46 %
Irrigation Maintenance	3,125	868	2,257	72 %
Miscellaneous Landscape	0	253	(253)	0 %
Entry & Walls Maintenance	625	361	264	42 %
Landscape Maintenance	0	389	(389)	0 %
Pressure Washing - Common Areas	630	1,835	(1,205)	(191)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,650	2,478	(828)	(50)%
Sidewalk Maintenance	688	350	338	49 %
Street Light Maintenance	2,000	1,080	920	46 %
Decorative Light Maintenance	650	20	630	97 %
Holiday Decor	250	1,988	(1,738)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	523	(523)	0 %
Fountain Maintenance	250	513	(263)	(105)%
Park Facility Janitorial Maintenance Contracted	960	299	661	69 %
Park Facility Maintenance and Improvement	1,650	90	1,560	95 %
Reserves				
Transfer to Capital Reserves	7,500	0	7,500	100 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Total Expenditures	<u>79,430</u>	<u>53,546</u>	<u>25,884</u>	<u>33 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>28,731</u>	<u>28,731</u>	<u>0 %</u>

Park Place Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 5/31/2016

(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	191,733	191,733	0 %
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	0	191,738	191,738	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	104,901	(104,901)	0 %
Principal Payments	0	85,000	(85,000)	0 %
Total Expenditures	0	189,901	(189,901)	0 %
Excess of Revenues Over (Under) Expenditures	0	1,837	1,837	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014

From 10/1/2015 Through 5/31/2016

(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	332,959	332,959	0 %
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	332,964	332,964	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	188,100	(188,100)	0 %
Principal Payments	0	140,000	(140,000)	0 %
Total Expenditures	0	328,100	(328,100)	0 %
Excess of Revenues Over (Under) Expenditures	0	4,864	4,864	0 %

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

Summary

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 05/31/16
Reconciliation Date: 5/31/2016
Status: Locked

Bank Balance	1,409,614.02
Less Outstanding Checks/Vouchers	4,999.01
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	1,404,615.01
Balance Per Books	<u>1,404,615.01</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

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

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 05/31/16

Reconciliation Date: 5/31/2016

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4402	4/20/2016	System Generated Check/Voucher	120.00	Park Place CDD
4402	4/20/2016	System Generated Check/Voucher	(120.00)	Park Place CDD
4433	5/19/2016	System Generated Check/Voucher	2,575.00	Don Harrison Enterprises LLC
4443	5/31/2016	System Generated Check/Voucher	200.00	Doris Healey Cockerell
4444	5/31/2016	System Generated Check/Voucher	200.00	David Bly
4445	5/31/2016	System Generated Check/Voucher	200.00	Tony Jones
4446	5/31/2016	System Generated Check/Voucher	240.00	Spearem Enterprises LLC
4447	5/31/2016	System Generated Check/Voucher	1,584.01	ValleyCrest Landscape Maintenance
Outstanding Checks/Vouchers			4,999.01	

Commercial Checking Acct Public Funds

Account number:
Image count: 26

■ May 1, 2016 - May 31, 2016 ■ Page 1 of 2



PARK PLACE CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,443,949.47	\$8,123.70	-\$42,459.15	\$1,409,614.02

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	05/06	8,123.70	Hlls Tax Licens Dist Park Place
		\$8,123.70	Total electronic deposits/bank credits
		\$8,123.70	Total credits

Debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4399	200.00	05/02	4425	1,931.87	05/09	4435	200.00	05/27
4401 *	200.00	05/02	4426	27.31	05/27	4436	1,200.00	05/27
4417 *	364.50	05/06	4427	60.90	05/27	4437	4,680.00	05/26
4419 *	15,273.00	05/05	4428	69.75	05/27	4438	520.00	05/27
4420	125.00	05/09	4429	98.56	05/27	4439	252.50	05/31
4421	66.71	05/11	4430	61.10	05/27	4440	3,477.61	05/25
4422	87.66	05/11	4431	200.00	05/31	4441	99.00	05/31
4423	7,219.68	05/05	4432	200.00	05/26	4442	3,245.00	05/27
4424	2,399.00	05/23	4434 *	200.00	05/26			
	\$42,459.15		Total checks paid					

* Gap in check sequence.

\$42,459.15 **Total debits**