

PARK PLACE
Community Development District

August 20, 2025
Public Hearing & Regular Meetings
Agenda Package

Teams Meeting Information

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Meeting ID: 246 028 178 568

Passcode: ra22m7HR

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1 (646) 838-1601: Phone Conference ID: 592535958#



313 CAMPUS STREET
CELEBRATION, FL 34747

407-566-1935

Park Place Community Development District

Board of Supervisors

Cathy Powell, Chairman
Erica Lavina, Vice Chairman
Bill Berra, Assistant Secretary
Eric Bullard, Assistant Secretary
Mike Foley, Assistant Secretary

Staff:

Jennifer Goldyn, Regional Manager
Angel Montagna, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
Gabe Montagna, Field Services

Public Hearing & Regular Meeting Agenda

Wednesday, August 20, 2025, at 11:00 a.m.

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

- 1. Call to Order and Roll Call**
- 2. Motion to Adopt the Agenda**
- 3. Public Hearing to Adopt Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-05; Adopting Final Budget for FY 2025-2026..... Page 3
 - E. Consideration of Resolution 2025-06; Levying O&M Assessment for FY 2025-2026 Page 30
 - F. FY 2025-2026 Page 30
 - G. Close Public Hearing
- 4. Staff Reports**
 - A. Landscape
 - i. Field Inspection Report..... Page 33
 - ii. Discussion on Landscaping..... Page 74
 - B. Aquatics Report Page 89
 - C. District Engineer
 - i. Windsor Project Update
 - D. District Counsel
 - E. District Manager
- 5. Business Items**
 - A. Consideration of Resolution 2025-07; Setting Fiscal Year 2026 Meeting Schedule..... Page 111
 - B. Consideration of Master Contract for Legal Services..... Page 113
 - C. Consideration of Pond Report..... Page 118
- 6. Business Administration**
 - A. Consideration of July 2025 Financial Statements and Check Register..... Page 120
 - B. Consideration of July 2025 O&M Report..... Page 137
- 7. Supervisor Requests**
- 8. Audience Comments – Three – (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Wednesday September 17, 2025, at 11:00 a.m.

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15, 2025, to the Board of Supervisors (“**Board**”) of the Park Place Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Park

Place Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2025.

Attested By:

**Park Place
Community Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Park Place

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Budget

Prepared by:



Park Place

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2021-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 Series 2021-2	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Park Place

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Administration

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Operations & Maintenance Assmts - On Roll		132,844		167,120
TOTAL REVENUES	\$	132,844	\$	167,120
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	14,000
District Management		52,000		52,000
Accounting Services		31,000		31,000
Website Admin Services		1,500		-
District Engineer		15,000		17,500
District Counsel		5,000		17,500
Trustees Fees		2,000		2,000
Auditing Services		5,000		5,000
Postage, Phone, Faxes, Copies		300		300
Legal Advertising		850		1,000
Bank Fees		300		300
Dues, Licenses & Fees		224		275
Postage and Resident Notices		300		300
Website Services		1,500		3,345
Email Services		-		1,500
Total Financial and Administrative	\$	126,974	\$	146,020
Insurance				
Public Officials Insurance		4,000		7,100
Total Insurance	\$	4,000	\$	7,100
Amenity				
Gate Phone		200		-
Entrance Monuments, Gates, Walls R&M		620		-
Miscellaneous Contingency		-		8,000
Capital Improvements		1,050		6,000
Total Amenity	\$	1,870	\$	14,000
TOTAL EXPENDITURES	\$	132,844	\$	167,120

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Windsor Mandolin

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Operations & Maintenance Assmts - On Roll	237,724	276,504
TOTAL REVENUES	\$ 237,724	\$ 276,504
EXPENDITURES		
Insurance		
General Liability	\$ 7,000	\$ 8,100
Total Insurance	\$ 7,000	\$ 8,100
Utility Services		
Electric Utility Services	\$ 52,600	\$ 75,000
Water/Waste	600	1,000
Total Utility Services	\$ 53,200	\$ 76,000
Amenity		
Gate Phone	2,700	5,000
Sidewalk, Pavement, Signage R&M	6,000	10,000
Holiday Decorations	7,000	8,000
R&M - Pressure Washing	-	6,000
R&M - Fountain	2,000	-
Decorative Lights	3,000	3,000
Total Amenity	\$ 20,700	\$ 32,000
Landscape and Pond Maintenance		
Landscape Maintenance - Contract	\$ 85,924	\$ 88,404
Landscaping - Plant Replacement Program	15,000	15,000
Irrigation Maintenance	8,000	10,000
Aquatics - Contract	13,000	15,500
Aquatic Maintenance	5,000	5,000
Storm Drain Maintenance	1,000	1,000
Capital Reserve	20,000	25,500
Total Landscape and Pond Maintenance	\$ 147,924	\$ 160,404
TOTAL EXPENDITURES	\$ 228,824	\$ 276,504

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Highland Park

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	297,849	346,849
Other Miscellaneous Revenues	-	-
TOTAL REVENUES	\$ 297,849	\$ 346,849
EXPENDITURES		
Insurance		
General Liability	\$ 10,000	\$ 10,000
Total Insurance	\$ 10,000	\$ 10,000
Utility Services		
Electric Utility Services	\$ 8,000	\$ 12,500
Street Lights	4,500	-
Water/Waste	6,000	6,000
Total Utility Services	\$ 18,500	\$ 18,500
Amenity		
Amenity R&M	-	5,000
Entrance Monuments, Gates, Walls R&M	1,500	1,500
Sidewalk, Pavement, Signage R&M	11,000	11,000
Off Duty Patrols	1,467	1,467
MISC	3,000	6,000
R&M - Pressure Washing	7,500	7,500
R&M - Fountain	3,500	3,500
Holiday Decorations	18,000	18,000
Total Amenity	\$ 45,967	\$ 53,967
Landscape and Pond Maintenance		
Landscape Maintenance - Highland Park	83,050	105,950
Landscape Maintenance - Racetrack Road	17,000	17,100
Park Facility Maintenance	4,600	4,600
Park Facility Janitorial	11,400	11,400
Irrigation Maintenance	6,000	20,000
Aquatics - Contract	19,500	19,500

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Highland Park

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
Aquatic Maintenance	5,000	5,000
Aquatics - Plant Replacement	10,000	10,000
Stormwater Assessment	15,000	15,000
Capital Reserve	21,832	21,832
Total Landscape and Pond Maintenance	\$ 193,382	\$ 230,382
Reserves		
Miscellaneous Contingency	\$ 30,000	\$ 34,000
Total Reserves	\$ 30,000	\$ 34,000
TOTAL EXPENDITURES	\$ 297,849	\$ 346,849

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Mixed Use

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Operations & Maintenance Assmts - On Roll	75,458	88,258
TOTAL REVENUES	\$ 75,458	\$ 88,258
EXPENDITURES		
Insurance		
General Liability	\$ 3,500	\$ 3,500
Total Insurance	\$ 3,500	\$ 3,500
Utility Services		
Electric Utility Services	\$ 1,650	\$ 5,500
Street Lights	433	433
Water/Waste	2,000	2,000
Total Utility Services	\$ 4,083	\$ 7,933
Amenity		
Park Facility Janitorial	950	950
Amenity R&M	1,500	1,500
Entrance Monuments, Gates, Walls R&M	1,000	1,000
Sidewalk, Pavement, Signage R&M	3,500	3,500
R&M - Pressure Washing	2,200	4,400
R&M - Fountain	1,000	1,000
Decorative Lights	1,000	4,125
Total Amenity	\$ 11,150	\$ 16,475
Landscape and Pond Maintenance		
Landscape R&M	500	500
Landscape Maintenance - Racetrack Road	6,500	6,500
Park Facility Maintenance	2,500	2,500
Landscape Maintenance - Highland Park	26,000	26,000
Landscaping - Plant Replacement Program	3,500	3,500
Irrigation Maintenance	5,000	8,000
Aquatics - Contract	5,958	5,958

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund Mixed Use
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Aquatic Maintenance	2,042	2,042
Storm Drain Maintenance	650	650
Capital Reserve	2,200	4,200
Misc Maintenance	250	500
<i>Total Landscape and Pond Maintenance</i>	\$ 55,100	\$ 60,350
TOTAL EXPENDITURES	\$ 73,833	\$ 88,258

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative

Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Park Place

Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	264,220
TOTAL REVENUES	\$	264,220
EXPENDITURES		
Series 2022-1 May Bond Interest Payment	\$	17,794
Series 2022-1 May Bond Principal Payment	\$	231,000
Series 2022-1 November Bond Interest Payment	\$	15,426
TOTAL EXPENDITURES	\$	264,220
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	1,736,000
Principal Payment Applied Toward Series 2021 Bonds	\$	231,000
Bonds Outstanding - Period Ending 11/1/2026	\$	1,505,000

Park Place

Community Development District

Series 2022-1 Debt Service

Park Place Community Development District Special Assessment Refunding and Improvement Bonds, Series 2022-1

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2021	\$ 2,628,000			\$ 29,331	\$ 29,331
5/1/2022	\$ 2,628,000	\$ 218,000	2.05%	\$ 26,937	\$ 244,937
11/1/2022	\$ 2,410,000			\$ 24,703	\$ 24,703
5/1/2023	\$ 2,410,000	\$ 221,000	2.05%	\$ 24,703	\$ 245,703
11/1/2023	\$ 2,189,000			\$ 22,437	\$ 22,437
5/1/2024	\$ 2,189,000	\$ 225,000	2.05%	\$ 22,437	\$ 247,437
11/1/2024	\$ 1,964,000			\$ 20,131	\$ 20,131
5/1/2025	\$ 1,964,000	\$ 228,000	2.05%	\$ 20,131	\$ 248,131
11/1/2025	\$ 1,736,000			\$ 17,794	\$ 17,794
5/1/2026	\$ 1,736,000	\$ 231,000	2.05%	\$ 17,794	\$ 248,794
11/1/2026	\$ 1,505,000			\$ 15,426	\$ 15,426
5/1/2027	\$ 1,505,000	\$ 240,000	2.05%	\$ 15,426	\$ 255,426
11/1/2027	\$ 1,265,000			\$ 12,966	\$ 12,966
5/1/2028	\$ 1,265,000	\$ 242,000	2.05%	\$ 12,966	\$ 254,966
11/1/2028	\$ 1,023,000			\$ 10,486	\$ 10,486
5/1/2029	\$ 1,023,000	\$ 251,000	2.05%	\$ 10,486	\$ 261,486
11/1/2029	\$ 772,000			\$ 7,913	\$ 7,913
5/1/2030	\$ 772,000	\$ 252,000	2.05%	\$ 7,913	\$ 259,913
11/1/2030	\$ 520,000			\$ 5,330	\$ 5,330
5/1/2031	\$ 520,000	\$ 260,000	2.05%	\$ 5,330	\$ 265,330
11/1/2031	\$ 260,000			\$ 2,665	\$ 2,665
5/1/2032	\$ 260,000	\$ 260,000	2.05%	\$ 2,665	\$ 262,665
		\$ 2,628,000		\$ 335,970	\$ 2,963,970

Series 2022-2 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	328,481
TOTAL REVENUES	\$	328,481
EXPENDITURES		
Series 2022-2 May Bond Interest Payment	\$	28,713
Series 2022-2 May Bond Principal Payment	\$	274,000
Series 2022-2 November Bond Interest Payment	\$	25,768
TOTAL EXPENDITURES	\$	328,481
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	2,671,000
Principal Payment Applied Toward Series 2021 Bonds	\$	274,000
Bonds Outstanding - Period Ending 11/1/2026	\$	2,397,000

Park Place

Community Development District

Series 2022-2 Debt Service

Park Place Community Development District Special Assessment Refunding and Improvement Bonds, Series 2022-2

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2021	\$ 3,704,000			\$ 43,357	\$ 43,357
5/1/2022	\$ 3,704,000	\$ 248,000	2.15%	\$ 39,818	\$ 287,818
11/1/2022	\$ 3,456,000			\$ 37,152	\$ 37,152
5/1/2023	\$ 3,456,000	\$ 255,000	2.15%	\$ 37,152	\$ 292,152
11/1/2023	\$ 3,201,000			\$ 34,411	\$ 34,411
5/1/2024	\$ 3,201,000	\$ 262,000	2.15%	\$ 34,411	\$ 296,411
11/1/2024	\$ 2,939,000			\$ 31,594	\$ 31,594
5/1/2025	\$ 2,939,000	\$ 268,000	2.15%	\$ 31,594	\$ 299,594
11/1/2025	\$ 2,671,000			\$ 28,713	\$ 28,713
5/1/2026	\$ 2,671,000	\$ 274,000	2.15%	\$ 28,713	\$ 302,713
11/1/2026	\$ 2,397,000			\$ 25,768	\$ 25,768
5/1/2027	\$ 2,397,000	\$ 280,000	2.15%	\$ 25,768	\$ 305,768
11/1/2027	\$ 2,117,000			\$ 22,758	\$ 22,758
5/1/2028	\$ 2,117,000	\$ 285,000	2.15%	\$ 22,758	\$ 307,758
11/1/2028	\$ 1,832,000			\$ 19,694	\$ 19,694
5/1/2029	\$ 1,832,000	\$ 290,000	2.15%	\$ 19,694	\$ 309,694
11/1/2029	\$ 1,542,000			\$ 16,577	\$ 16,577
5/1/2030	\$ 1,542,000	\$ 294,000	2.15%	\$ 16,577	\$ 310,577
11/1/2030	\$ 1,248,000			\$ 13,416	\$ 13,416
5/1/2031	\$ 1,248,000	\$ 303,000	2.15%	\$ 13,416	\$ 316,416
11/1/2031	\$ 945,000			\$ 10,159	\$ 10,159
5/1/2032	\$ 945,000	\$ 307,000	2.15%	\$ 10,159	\$ 317,159
11/1/2032	\$ 638,000			\$ 6,859	\$ 6,859
5/1/2033	\$ 638,000	\$ 315,000	2.15%	\$ 6,859	\$ 321,859
11/1/2033	\$ 323,000			\$ 3,472	\$ 3,472
5/1/2034	\$ 323,000	\$ 323,000	2.15%	\$ 3,472	\$ 326,472
		\$ 3,704,000		\$ 584,319	\$ 4,288,319

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Park Place

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Park Place

Community Development District

All Funds

**Park Place
Community Development District**

**Schedule of Final Operating Budget
Fiscal Year 2026 Annual Assessments**

Annual Assessments ⁽¹⁾

Lot Size	ERU Factor	Lot Count	Total ERU's	Debt Service - Series 2021-1	Debt Service - Series 2021-2	Admin General Fund 100	Windsor Mandolin General Fund 101	Highland/ School General Fund 102	Mixed Use General Fund 103	Fiscal Year 2026 Total	Fiscal Year 2025 Total	Total Inc/(Dec) in Annual Assmt ⁽²⁾
Mandolin ¹												
Single Family 50'	1.75	101	176.75	\$892.39	\$ -	\$ 281.72	\$ 1,067.37	\$ -	\$ -	\$ 2,241.48	\$ 2,034.00	\$ 207.48
Single Family 60'	2.00	108	216.00	\$1,019.87	\$ -	\$ 281.72	\$ 1,067.37	\$ -	\$ -	\$ 2,368.96	\$ 2,161.48	\$ 207.48
Subtotal			392.75									
Windsor ¹												
Townhome	1.00	182	182.00	\$509.94	\$ -	\$ 94.47	\$ 425.65	\$ -	\$ -	\$ 1,030.06	\$ 950.99	\$ 79.07
Subtotal			182.00									
Highland Park ¹												
Townhome 22'	0.88	40	17.60	\$0.00	\$ 725.70	\$ 245.24	\$ -	\$ 1,075.18	\$ -	\$ 2,046.12	\$ 1,843.93	\$ 202.19
Townhome 25'/26'	0.90	60	31.20	\$0.00	\$ 742.28	\$ 245.24	\$ -	\$ 1,079.05	\$ -	\$ 2,066.58	\$ 1,863.84	\$ 202.74
Townhome 28'	0.95	25	14.00	\$0.00	\$ 783.75	\$ 245.24	\$ -	\$ 1,088.72	\$ -	\$ 2,117.71	\$ 1,913.61	\$ 204.10
Single Family 40'	1.00	58	46.40	\$0.00	\$ 825.22	\$ 245.24	\$ -	\$ 1,098.39	\$ -	\$ 2,168.85	\$ 1,963.38	\$ 205.47
Single Family 50'	1.25	44	44.00	\$0.00	\$ 1,030.90	\$ 245.24	\$ -	\$ 1,146.35	\$ -	\$ 2,422.49	\$ 2,210.25	\$ 212.25
Single Family 70'	1.75	54	75.60	\$0.00	\$ 1,443.93	\$ 245.24	\$ -	\$ 1,242.65	\$ -	\$ 2,931.82	\$ 2,705.97	\$ 225.85
Single Family 80'	2.00	29	46.40	\$0.00	\$ 1,650.44	\$ 245.24	\$ -	\$ 1,290.80	\$ -	\$ 3,186.49	\$ 2,953.83	\$ 232.65
Single Family 90'	2.25	5	9.00	\$0.00	\$ 1,856.12	\$ 245.24	\$ -	\$ 1,338.76	\$ -	\$ 3,440.13	\$ 3,200.70	\$ 239.43
Single Family 150'	3.25	9	27.00	\$0.00	\$ 2,681.31	\$ 245.24	\$ -	\$ 1,531.21	\$ -	\$ 4,457.77	\$ 4,191.15	\$ 266.62
Subtotal			314.20									
Mixed Use¹												
Apartments	0.35	239	83.65	\$0.00	\$ -	\$ 88.70	\$ -	\$ -	\$ 323.71	\$ 412.41	\$ 347.27	\$ 65.14
School	1.00	10	10.00	\$0.00	\$ 1,237.42	\$ 92.70	\$ -	\$ 288.52	\$ 413.73	\$ 2,032.37	\$ 1,912.60	\$ 119.78
Commercial	3.00	5.2	15.60	\$0.00	\$ -	\$ 768.06	\$ -	\$ -	\$ 2,774.67	\$ 3,542.73	\$ 2,982.79	\$ 559.94
Subtotal			109.25						\$ 4,137.28			
Total ERUs			998.20									
Notations:												
⁽¹⁾ Annual assessments are adjusted for the County collection costs and Statutory early payment discounts												

GF101 EAUs

GF101 Budget

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Park Place Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2025.

Attested By:

**Park Place Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget



Paul Young
District Field Inspector

PARK PLACE CDD

Field Inspection Report - July - RedTree

Wednesday, July 2, 2025

Prepared For Board of Supervisors

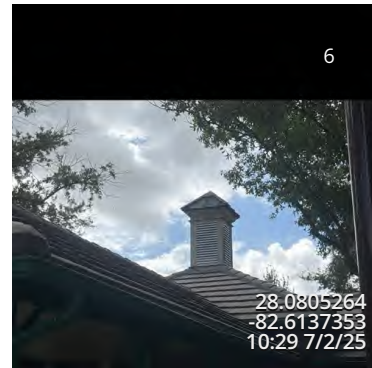
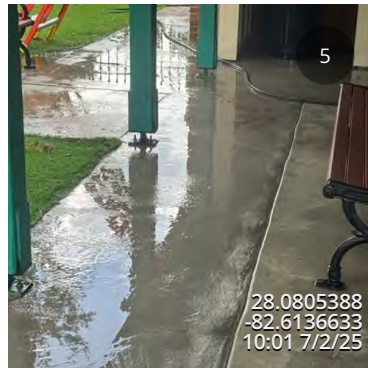
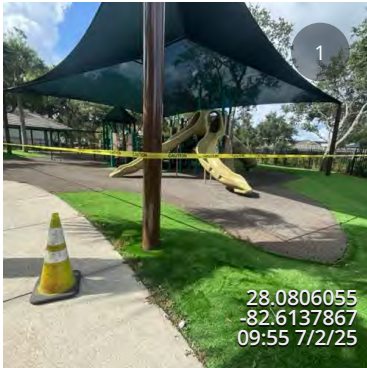
24 Items Identified

ITEM 1 - HIGHLAND PARK PLAYGROUND

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

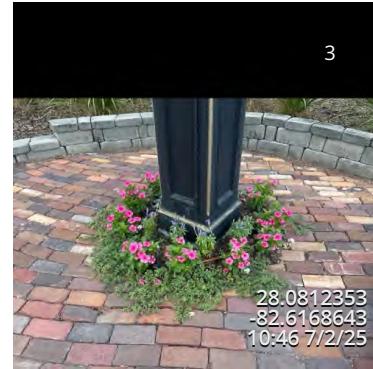
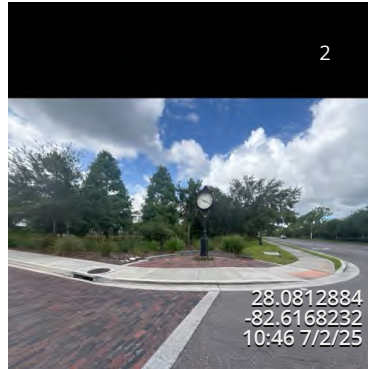
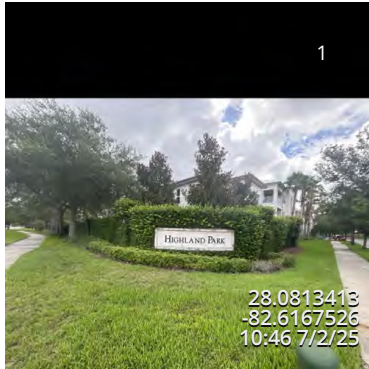
- 1). Playground closed - repairs began 7/1-7/3
- 2). RedTree flush cut stump level to surface.
- 3). Front gate repair in scope of work.
- 4). Swing set repair in scope of work.
- 5). Pressure washing in scope of work
- 6). Roof and gutter cleaning in scope of work
- 7). Men's bathroom baby changing table repair in scope of work.
- 8). Peak over bathroom - refresh with paint.



ITEM 2 - HIGHLAND PARK ENTRANCE

Assigned To: RedTree

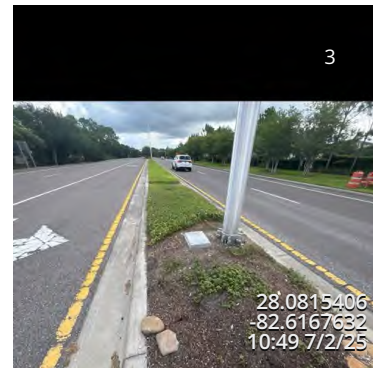
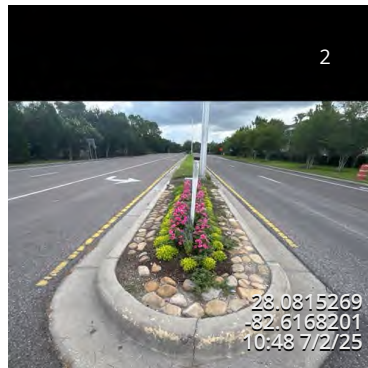
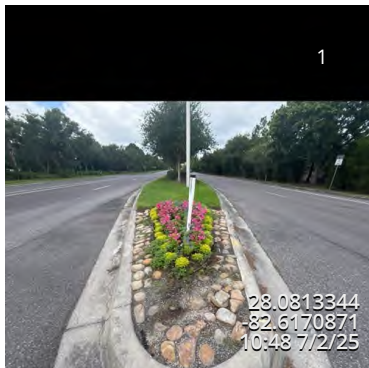
Highland Park Entrance Sign



ITEM 3 - RACETRACK ROAD ANNUALS

Assigned To: RedTree

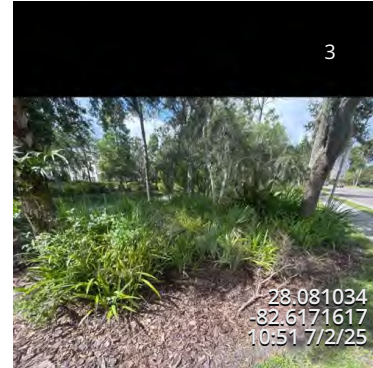
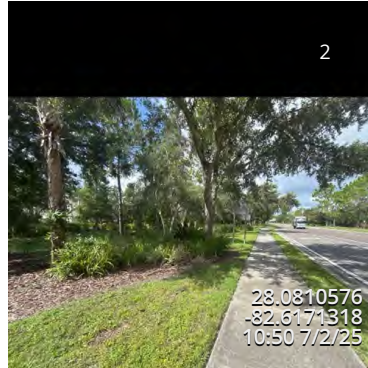
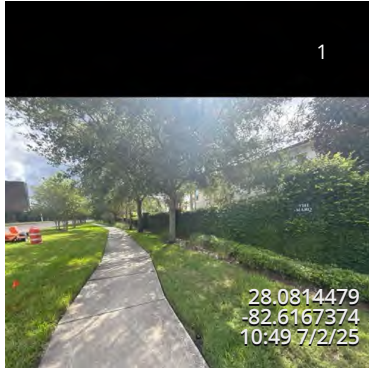
- 1). South East View
- 2). North West View
- 3). NW treat weeds on the next visit.



ITEM 4 - RACE TRACK ROAD

Assigned To: RedTree

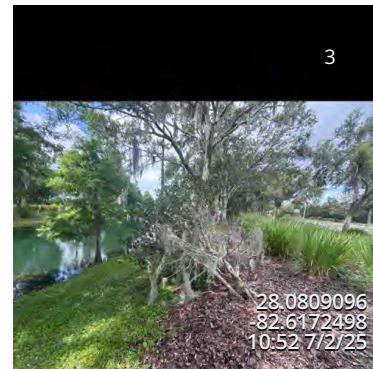
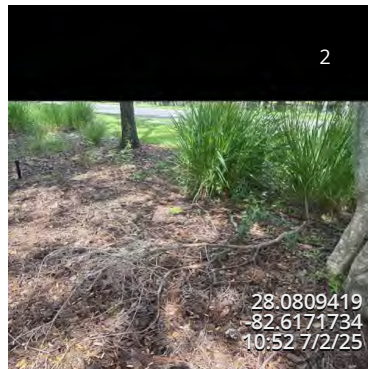
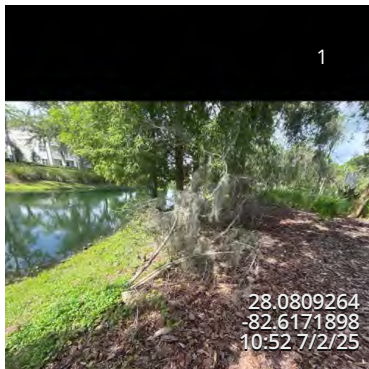
- 1). North East View
- 2). South West View
- 3). Clean up bed during next trim cycle.



ITEM 5 - RACE TRACK ROAD

Assigned To: RedTree

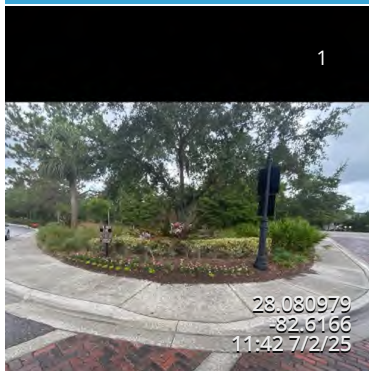
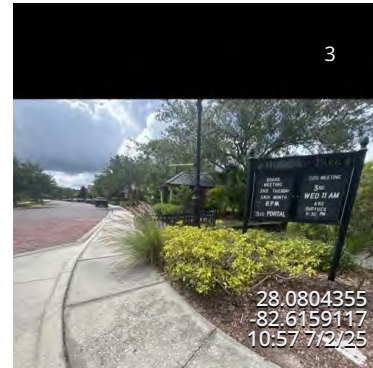
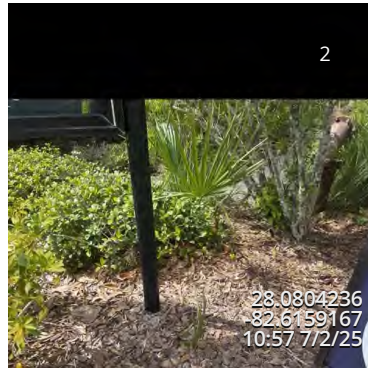
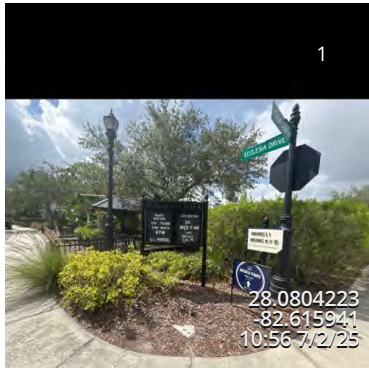
- 1). Remove dead tree
- 2). Remove broken limb
- 3). Stake fallen tree



ITEM 6 - CASA LAGO LANE

Assigned To: RedTree

- 1). Pull weeds mingling inside plants
- 2). Cut out Sable suckers
- 3). Pull out rogue fountain grass encroaching sidewalk to balance bed.



ITEM 7 - BOURNEMOUTH ROAD

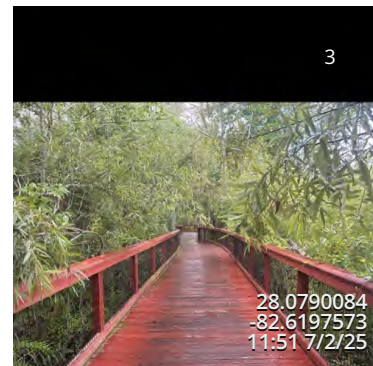
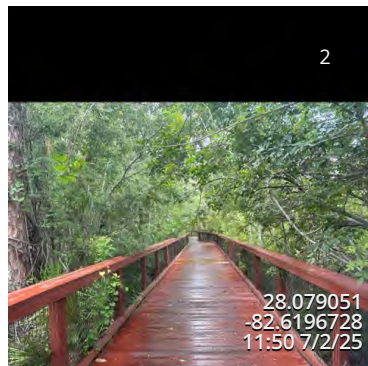
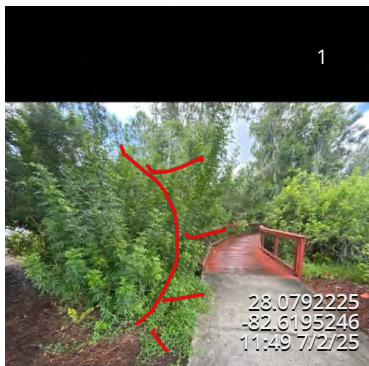
Assigned To: RedTree

Some annuals have been pulled out by animals but majority continue to look healthy.

ITEM 8 - RACE TRACK BRIDGE

Assigned To: RedTree

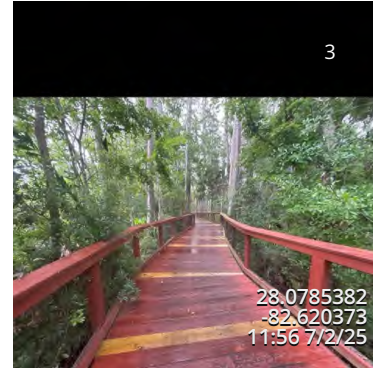
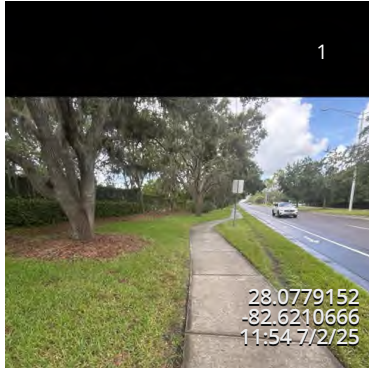
Wooden bridge has overgrowth - cut any limbs encroaching the pedestrian pathway.



ITEM 9 - RACE TRACK ROAD

Assigned To: RedTree

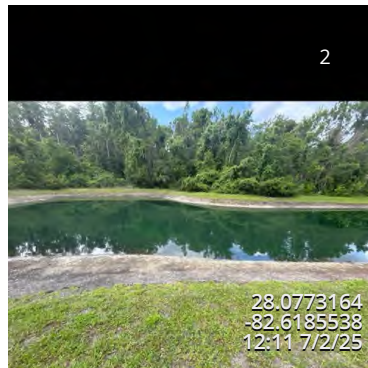
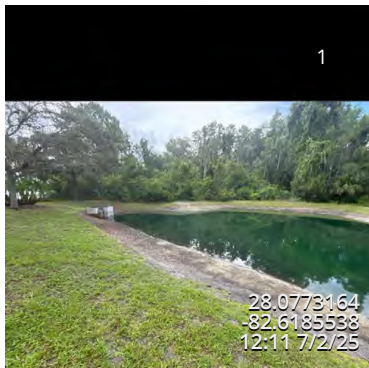
- 1). South west on sidewalk
- 2). Looking East
- 3). Bridge entrance west end



ITEM 10 - POND 7 COTSWOLDS DRIVE

Assigned To: Advanced Aquatic

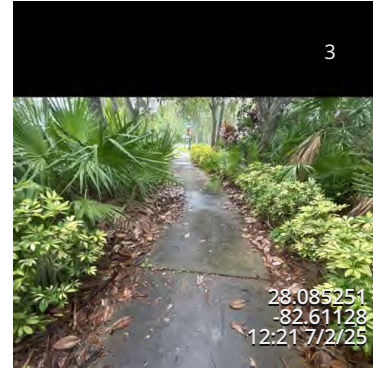
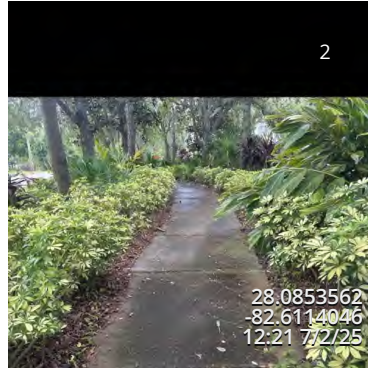
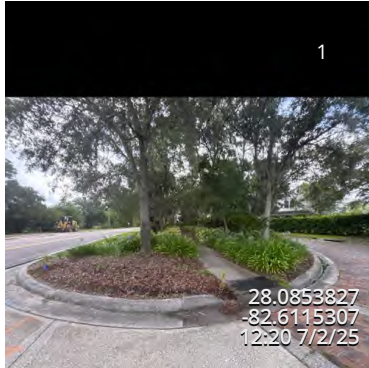
Pond 7 appears clear of algae although the water color is green.



ITEM 11 - S MOBLEY RD & PINEAPPLE LANE

Assigned To: RedTree

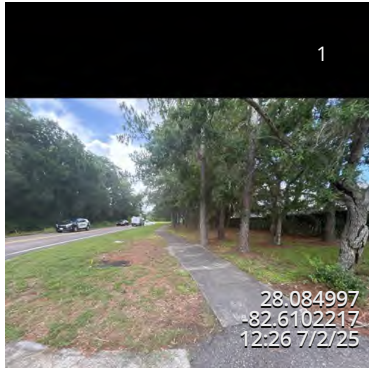
- 1). During schedule pruning - remove all weeds and evasive plants not part of landscape design.
- 2). Keep overgrowth cut back beyond sidewalk
- 3). Blow leaves back inside bed



ITEM 12 - SOUTH MOBLEY ROAD

Assigned To: RedTree

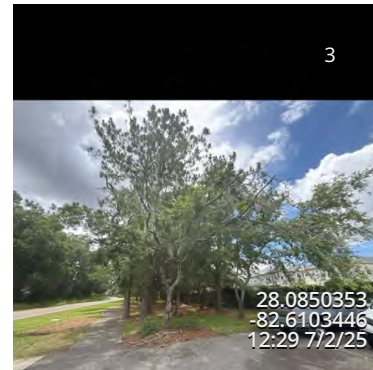
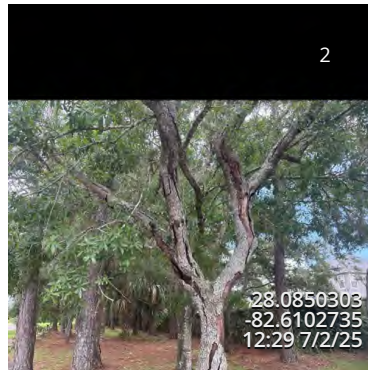
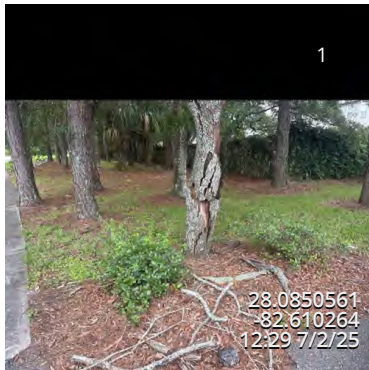
Numerous tree branches have fallen. Send an estimate to collect all the fallen branches.



ITEM 13 - SOUTH MOBLEY

Assigned To: RedTree

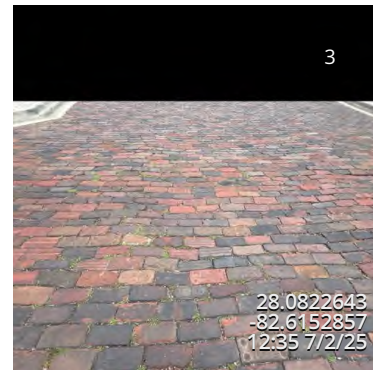
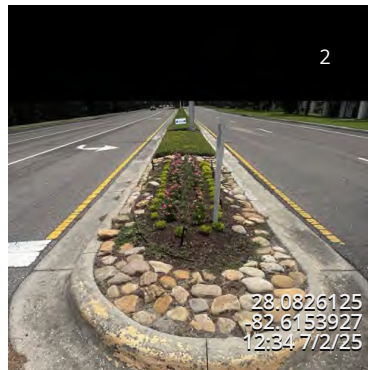
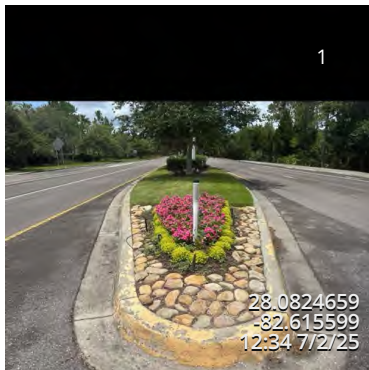
Please have your arborist check the life expectancy of this tree that appears to have been struck by lightning.



ITEM 14 - FOUNTAINHEAD DRIVE

Assigned To: RedTree

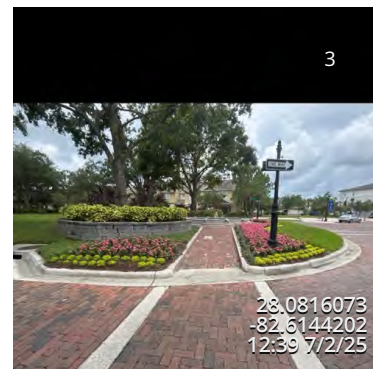
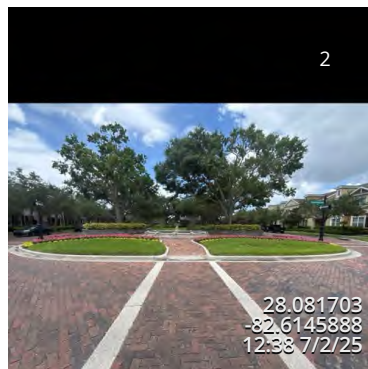
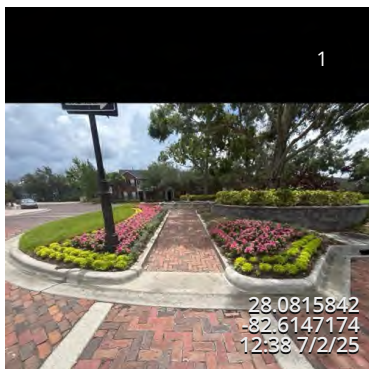
Continue to treat brick pavers crack weeds.



ITEM 15 - BRICK PLACE

Assigned To: RedTree

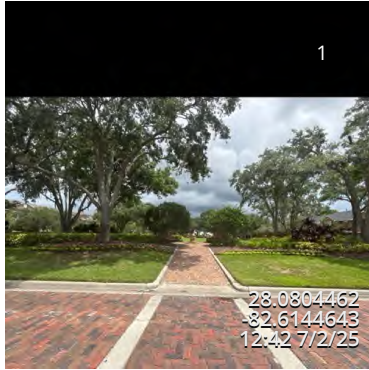
Annuals are vibrant and healthy



ITEM 16 - BRICK PLACE POCKET PARK

Assigned To: RedTree

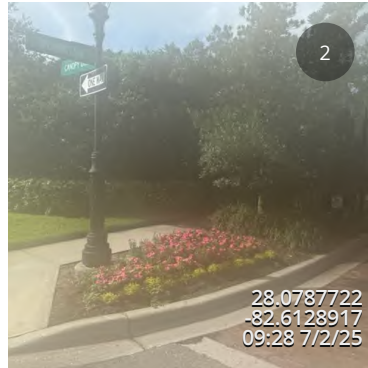
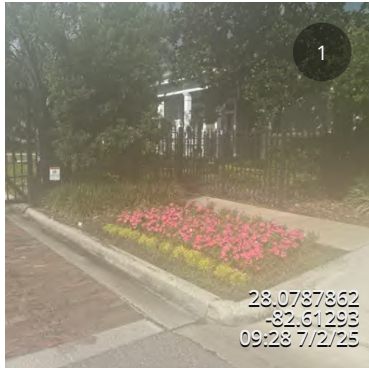
- 1). Annuals look vibrant and healthy
- 2). During every visit line trim the storm grate
- 3). Keep the catch basin clear of overgrowth



ITEM 17 - SPLENDID LANE

Assigned To: RedTree

Annuals look vibrant and healthy



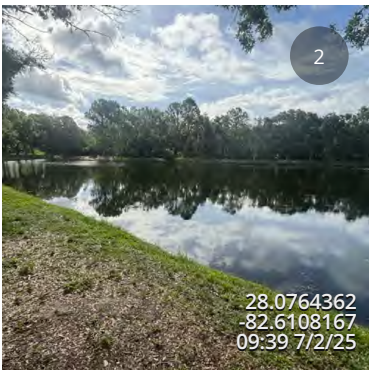
ITEM 18 - WHISPER LAKE TRAIL

Assigned To: RedTree
Maintained



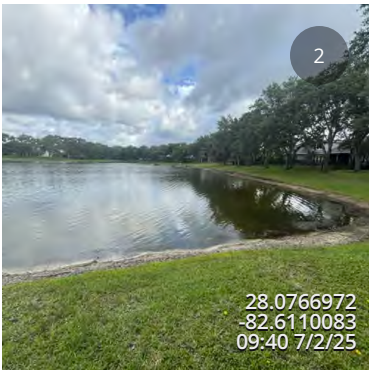
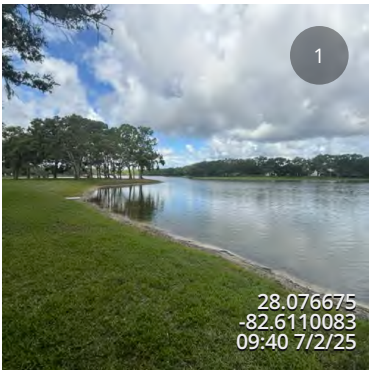
ITEM 19 - POND 5

Assigned To: Advance Aquatic
Pond 5 is well maintained.



ITEM 20 - POND 6

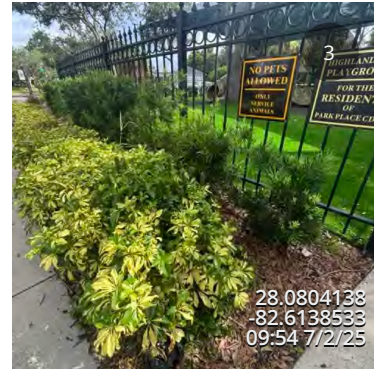
Assigned To: Advance Aquatic
Pond (6) is well maintained.



ITEM 21 - PLAYGROUND PERIMETER

Assigned To: RedTree

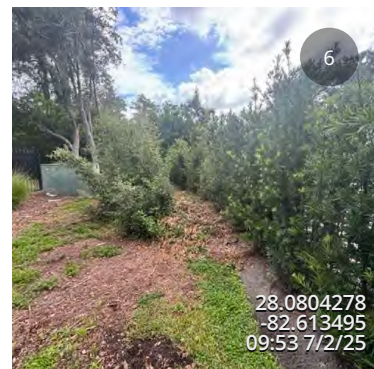
Maintain weed control inside plant beds



ITEM 22 - PLAYGROUND REAR PERIMETER

Assigned To: RedTree

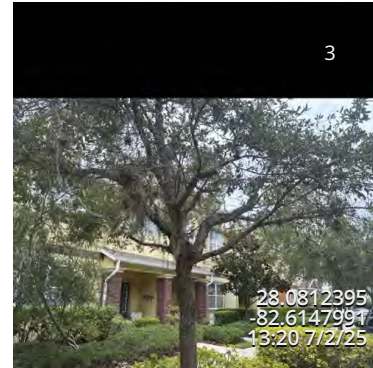
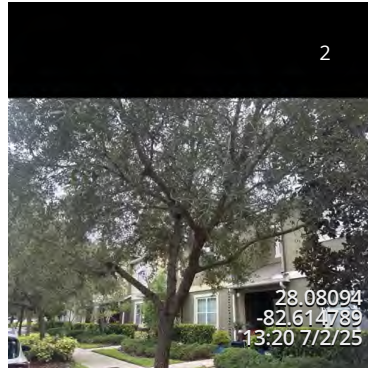
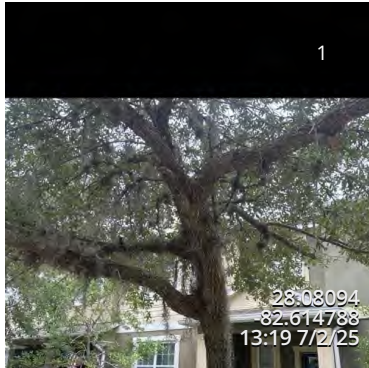
There appears to be landscaping plants in picture (2) overcome by overgrowth.



ITEM 23 - BRICK PLACE

Assigned To: RedTree

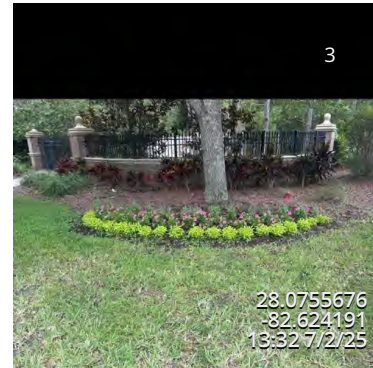
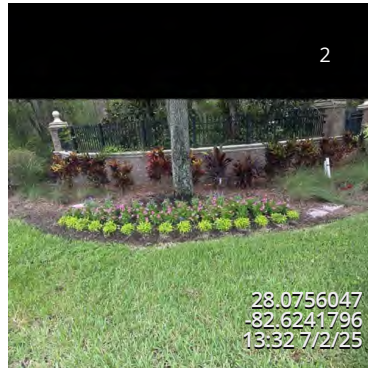
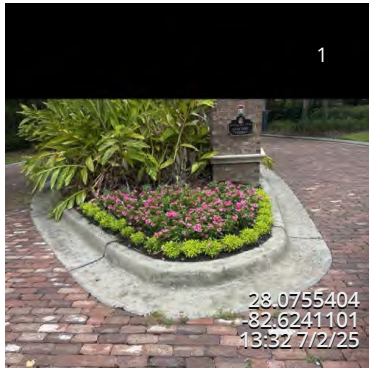
RedTree has begun lifting low limbs above contractual heights per maintenance agreement.



ITEM 24 - CALF PATH DRIVE

Assigned To: RedTree

Annuals look healthy and vibrant.

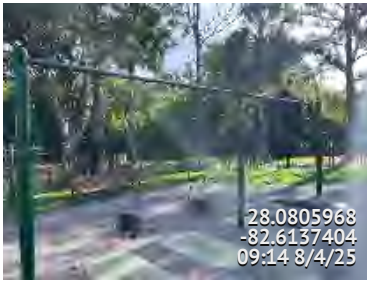


PARK PLACE CDD INSPECTION

Monday, August 4, 2025

Prepared For Board Of Directors

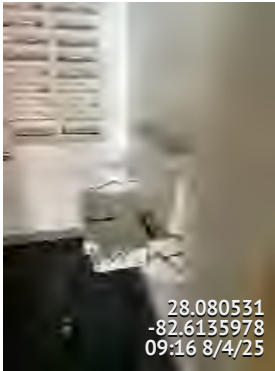
14 Items Identified



Item 1- Park

Assigned To District Manager

Swings have been painted and look great.



Item 2- Park

Assigned To District Manager

New changing table has been installed.



Item 3- Park

Assigned To District Manager

Inframark will be grinding this down to regulation.



Item 4- Park

Assigned To RedTree

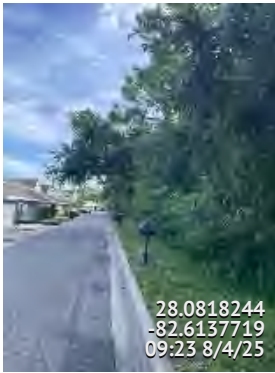
Please have the crew treat all weeds located at the entry of the park.



Item 5- Canopy Drive

Assigned To RedTree

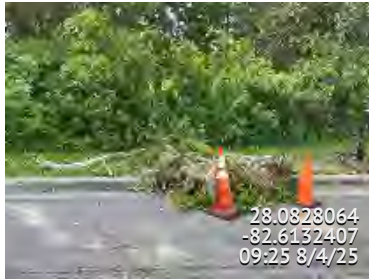
Please provide a proposal to have the backside of Canopy Drive cutback.



Item 6- FountainHead Drive

Assigned To RedTree

Please provide a proposal to have the backside of FountainHead cutback.



Item 7- FountainHead Drive

Assigned To RedTree

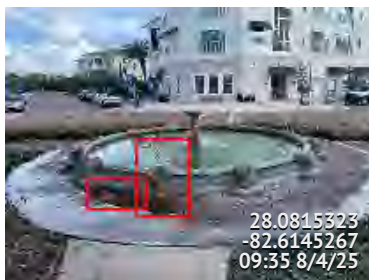
Please provide a proposal to have this area cleared. Tree has fallen from the woods and onto the road.



Item 8- Pump Room

Assigned To District Manager

A vendor is currently doing work, will continue to monitor to make sure nothing is damaged.



Item 9- Park Place Fountain

Assigned To District Manager

Fountain Kings will be notified about the leak.



Item 10- 14710 Brick Pl

Assigned To RedTree

Please have the crew remove weeds from around the open field.



Item 11- Whisper Lake Trail / Canopy Drive

Assigned To RedTree

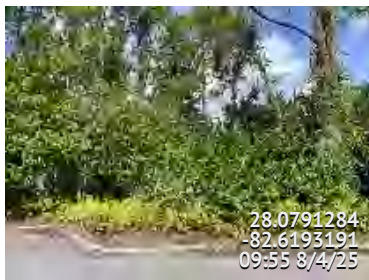
Please have the crew push all plant material from the road.



Item 12- Whisper Lake Trail / Canopy Drive

Assigned To District Manager / RedTree

Annuals will be added in next rotation to match the community.



Item 13- Cotsworld Drive

Assigned To RedTree

The push back looks great.



Item 14- Community Street Lights

Assigned To RedTree

Please provide a count and a proposal to have the lights cleared from the trees.



Paul Young
District Field Inspector

MANDOLIN ESTATES CDD

Field Inspection Report - July - RedTree

Wednesday, July 2, 2025

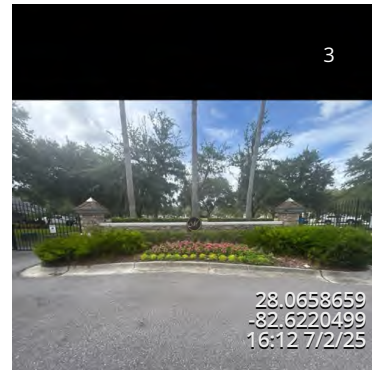
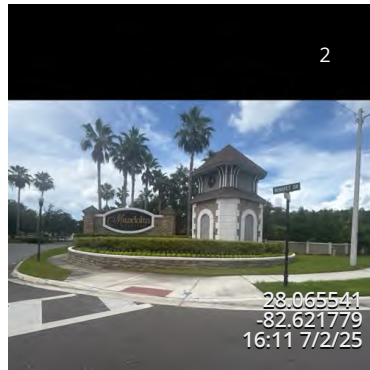
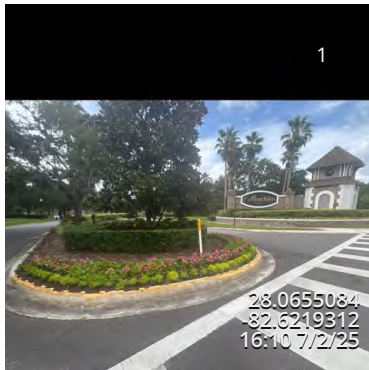
Prepared For Board of Supervisors

8 Items Identified

ITEM 1 - MANDOLIN ESTATES

Assigned To: RedTree

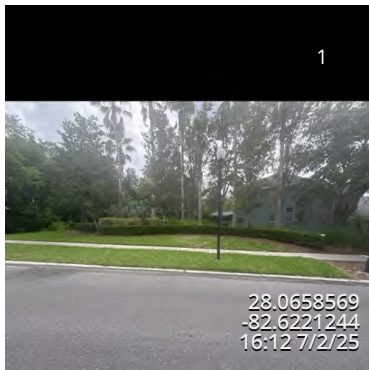
Minaret Drive entrance annuals are vibrant and healthy. Focus on weed maintenance next service.



ITEM 2 - MINARET DRIVE

Assigned To: RedTree

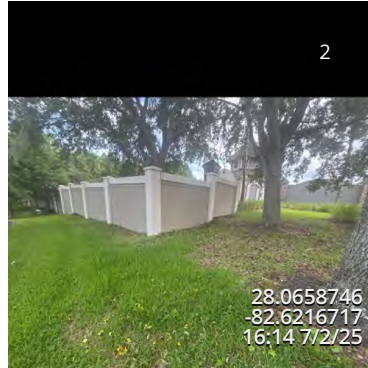
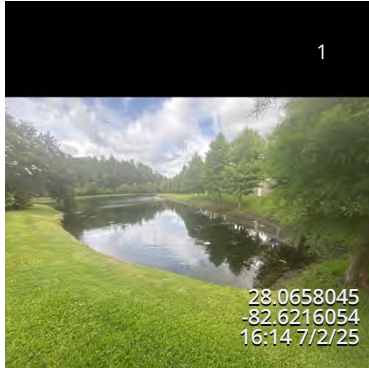
Landscape around entrance is evenly trimmed. Pull weeds cross mingling in center bed.



ITEM 3 - MANDOLIN ESTATES ENTRANCE

Assigned To: RedTree

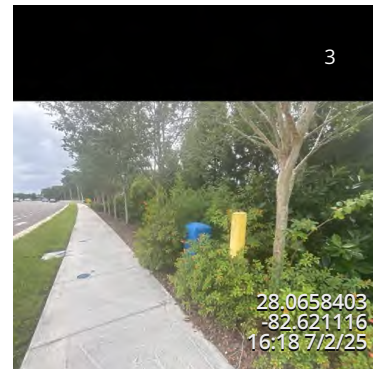
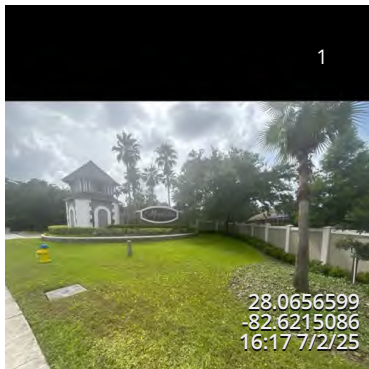
- 1). Minaret Drive entrance pond appears clear of algae although.
- 2). Maintain behind wall during every service.
- 3). Kill vines at the roots.



ITEM 4 - CITRUS PARK DRIVE

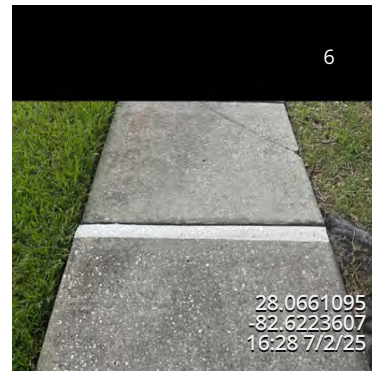
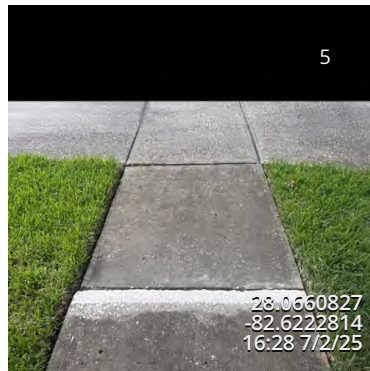
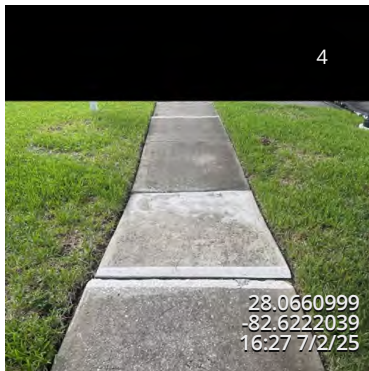
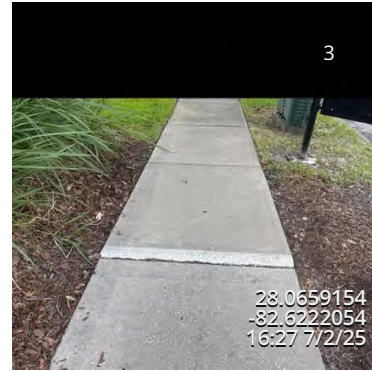
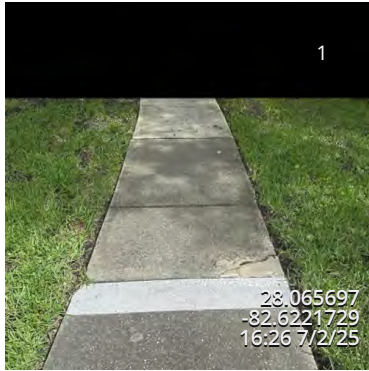
Assigned To: RedTree

- 1). East view of sign
- 2). East view on sidewalk
- 3). Clear overgrowth around utility box



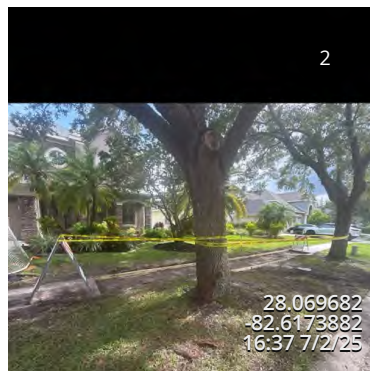
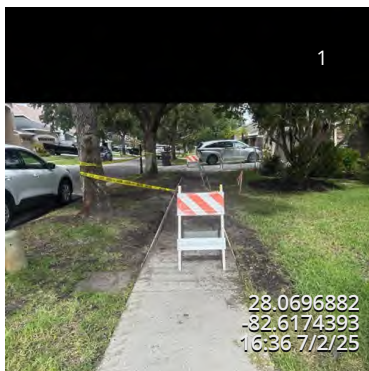
ITEM 5 - MINARET DRIVE SIDEWALK

Assigned To: Inframark Maintenance Solutions
Sidewalk grinding in progress.



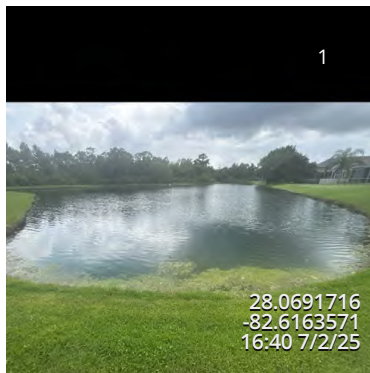
ITEM 6 - RENAISSANCE VIEW CT

Assigned To: Inframark Maintenance Solutions
Pavement project underway.



ITEM 7 - RENAISSANCE VIEW CT POND

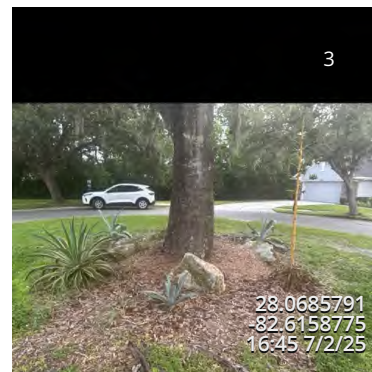
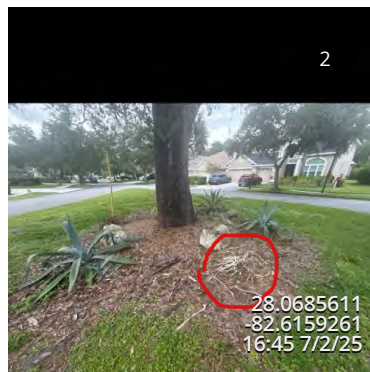
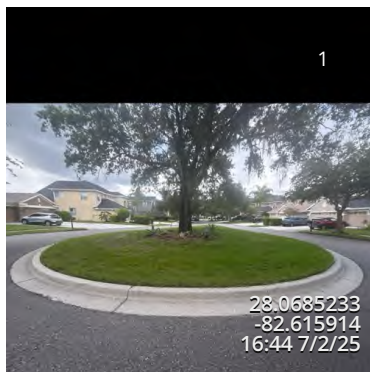
Assigned To: Advance Aquatic



ITEM 8 - RENAISSANCE VIEW CT

Assigned To: RedTree

Culdesac - Pull out dead plant



MANDOLIN ESTATES CDD INSPECTION

Monday, August 4, 2025

Prepared For Board Of Directors

8 Items Identified



Item 1- Mandolin Estates Monument

Assigned To District Manager

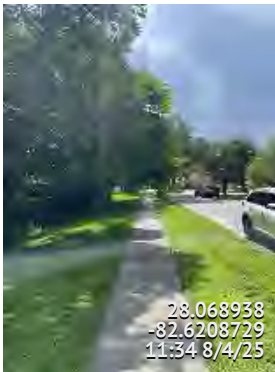
Monument repairs and pressure washing will be complete Aug 4th.



Item 2- Mandolin Estates Sign

Assigned To District Manager

Sign has been removed, in the process of finding a vendor who can replace it.



Item 3- 11344 Minaret Dr

Assigned To RedTree

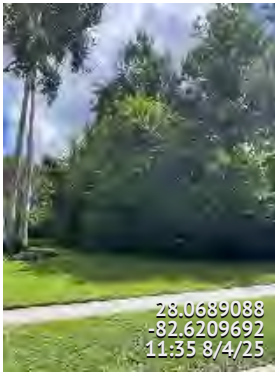
Please have the crew raise the canopy.



Item 4- Residents Trash Pile

Assigned To District Manager

Trash pile has been removed.



Item 5-11344 Minaret Dr

Assigned To RedTree

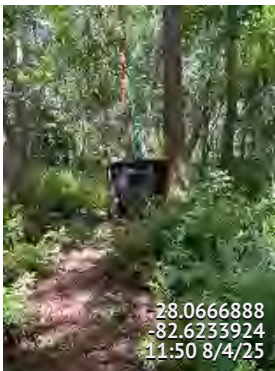
Please provide a proposal to have this area cut back.



Item 6- 11721 Gothic Ln

Assigned To District Engineer

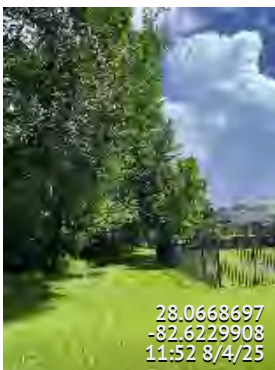
District engineer is currently in the process of gathering a proposal to add in a new drain.



Item 7- 11711 Gothic Ln

Assigned To District Manager

This needs to be removed from the conservation area.



Item 8- 11709 Gothic Ln

Assigned To RedTree

Please provide a proposal to have this pushed back, it's over a residents fence.



Paul Young
District Field Inspector

MANDOLIN RESERVE

Field Inspection Report

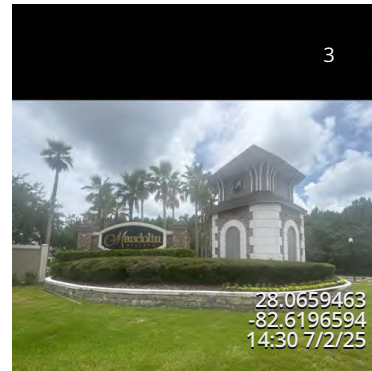
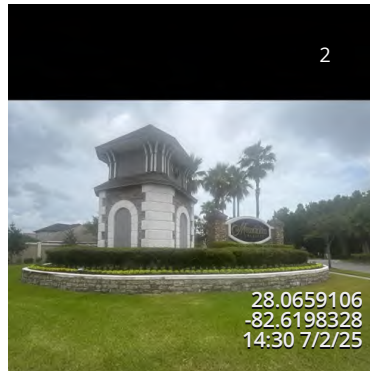
Wednesday, July 2, 2025

Prepared For Board of Supervisors

15 Items Identified

ITEM 1 - MANDOLIN RESERVE ENTRANCE

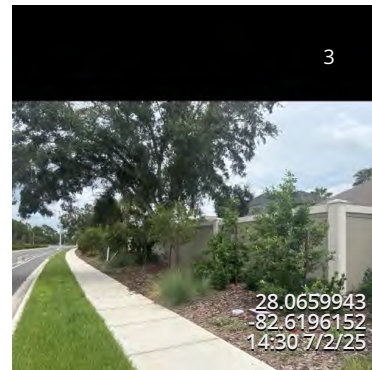
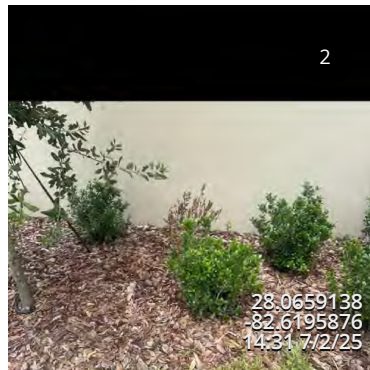
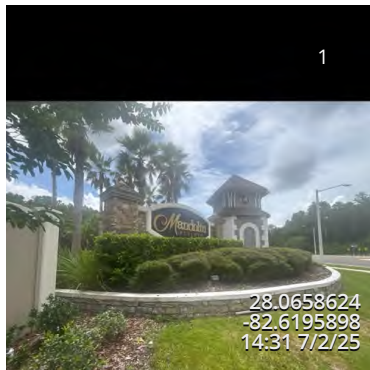
Assigned To: RedTree



ITEM 2 - MANDOLIN RESERVE SIGN

Assigned To: RedTree

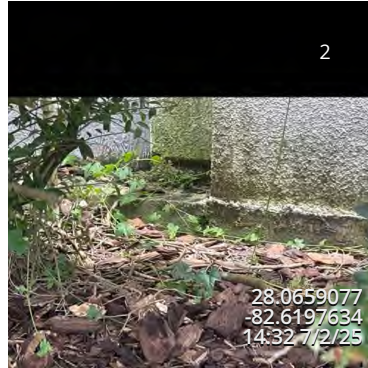
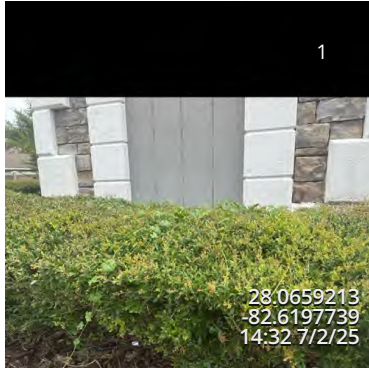
- 1). East view of sign
- 2). Pull dead plants and document.
- 3). East view on Citrus Park Drive landscape beds



ITEM 3 - MONUMENT BED

Assigned To: RedTree

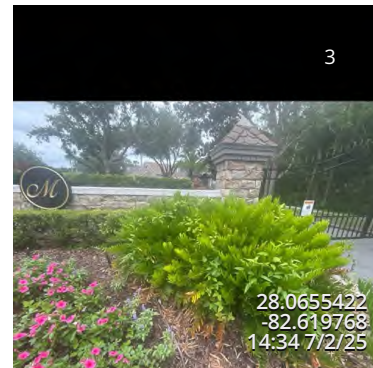
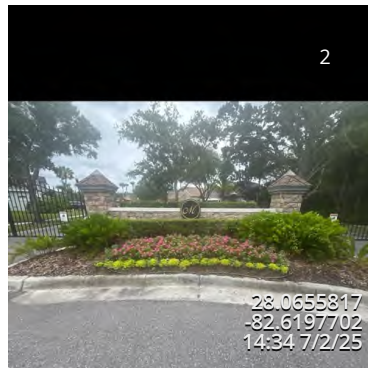
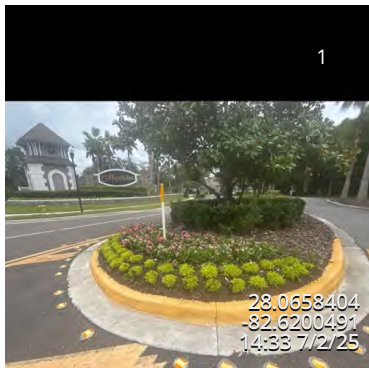
- 1). Vines continue to appear on top of landscape.
- 2). Treat the weeds at the base
- 3). Pull weeds out of annual bed



ITEM 4 - ENTRANCE ANNUAL BEDS

Assigned To: RedTree

Pull weeds out of Coontie Plants

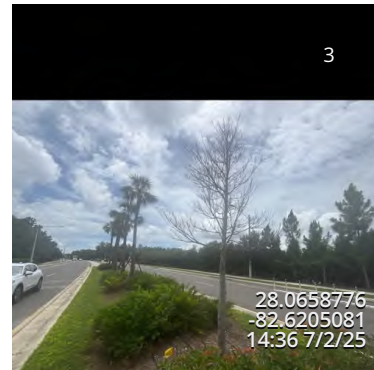
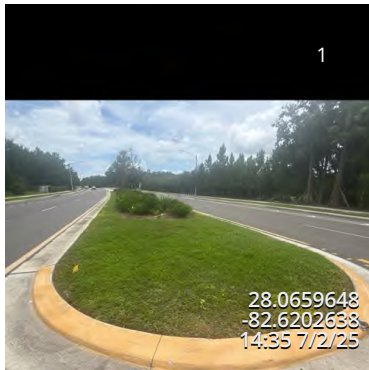


ITEM 5 - CITRUS PARK MEDIAN

Assigned To: RedTree

Lots of weeds throughout plant beds.

Check life expectancy of struggling tree in west median.



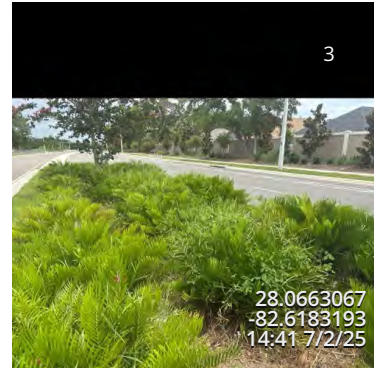
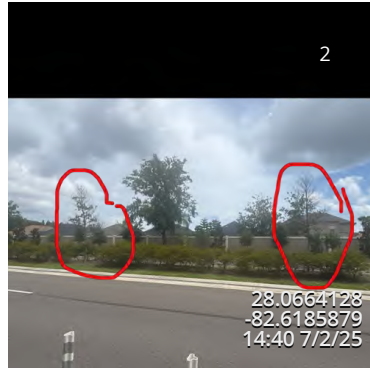
ITEM 6 - CITRUS PARK EAST MEDIAN

Assigned To: RedTree

1). Crape Myrtle's are healthy and colorful

2). There are (3) struggling trees - check fertility schedule and report back to Inframark.

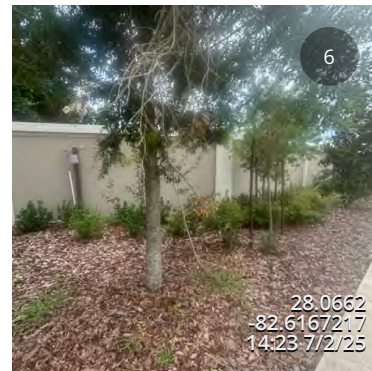
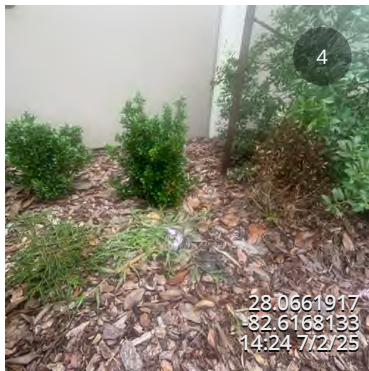
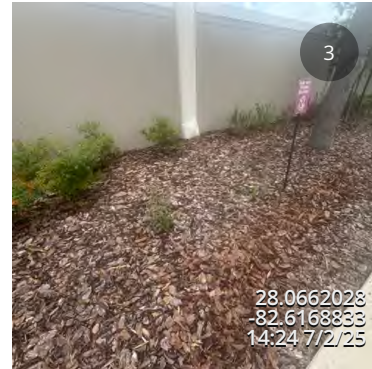
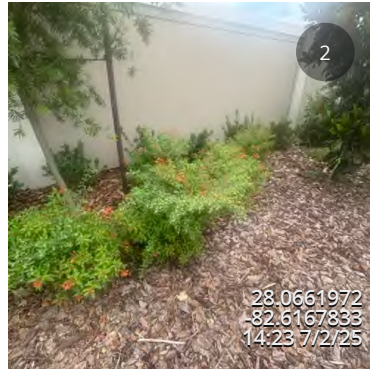
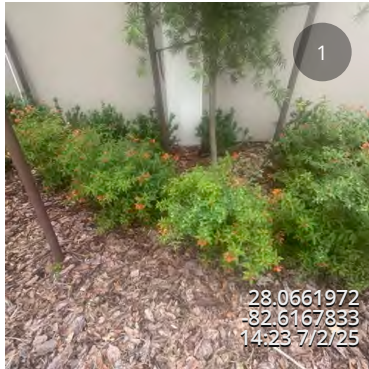
3). Weed maintenance throughout



ITEM 7 - CITRUS PARK PLANT BEDS

Assigned To: RedTree

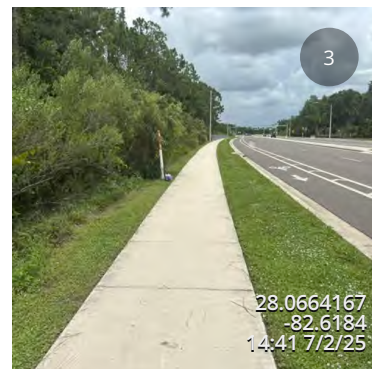
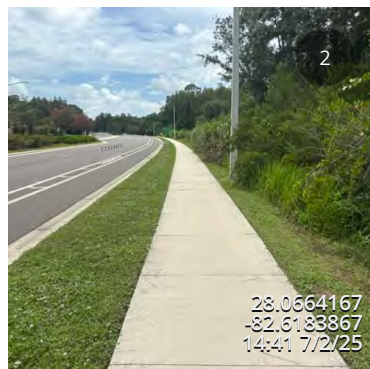
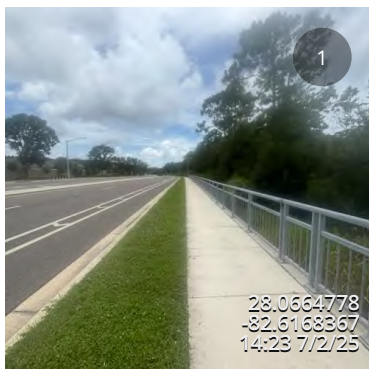
East along wall are multiple dead plants.



ITEM 8 - CITRUS PARK DRIVE

Assigned To: RedTree

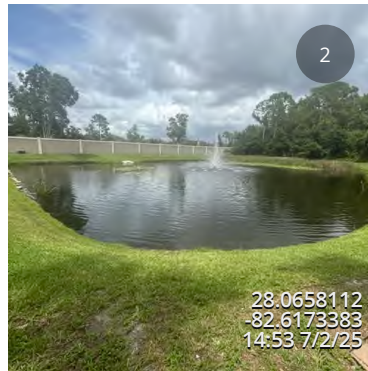
From school along sidewalk view



ITEM 9 - BLACKSMITH POND

Assigned To: Jacob@Advance Aquatic

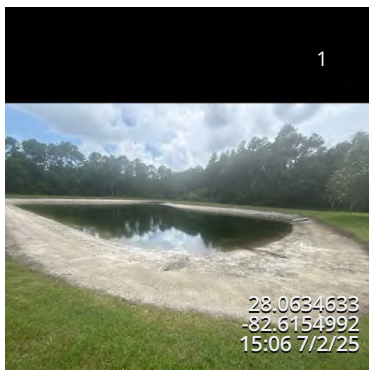
Pond is well maintained



ITEM 10 - GREENSLEEVE POND

Assigned To: RedTree

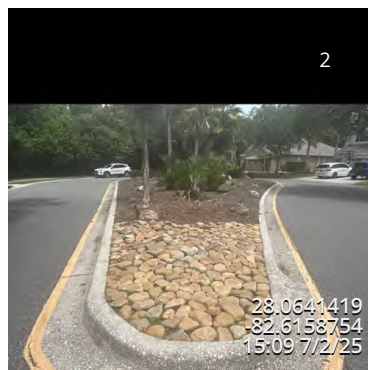
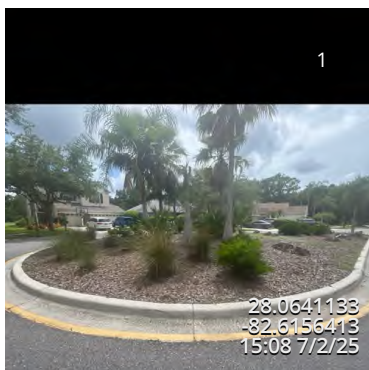
Provide an estimate to cut up fallen tree and leave remains inside conservation area.



ITEM 11 - GREENSLEEVE ROUNDABOUT

Assigned To: RedTree

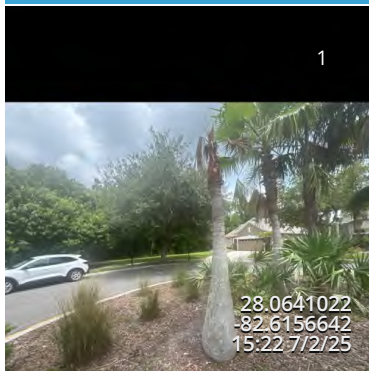
Weeds are out of control - send date when treated.



ITEM 12 - GREENSLEEVE DRAINS

Assigned To: District

No visible debris inside drains



ITEM 13 - GREENSLEEVE AVENUE

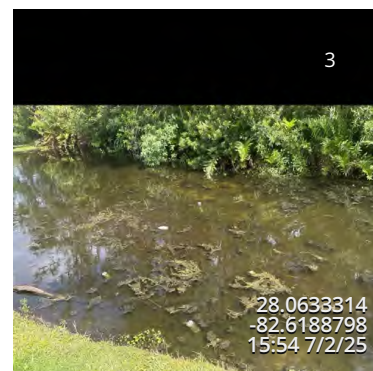
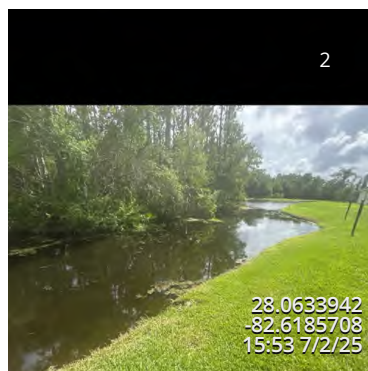
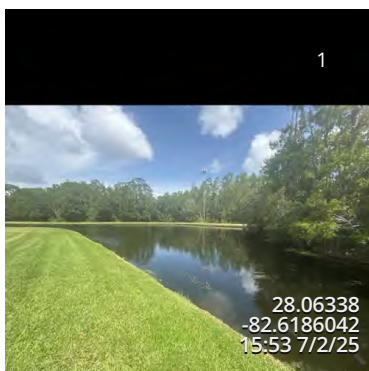
Assigned To: RedTree

Please have an arborist check the life expectancy of this struggling Palm and report your finding back to Inframark.

ITEM 14 - CAVALIER PLACE POND

Assigned To: Jacob@Advance Aquatic

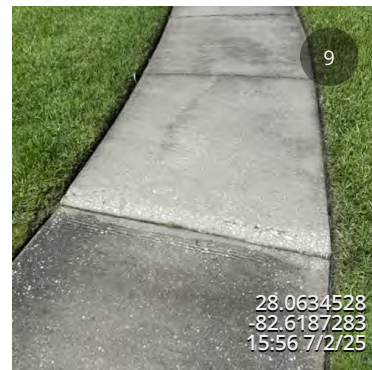
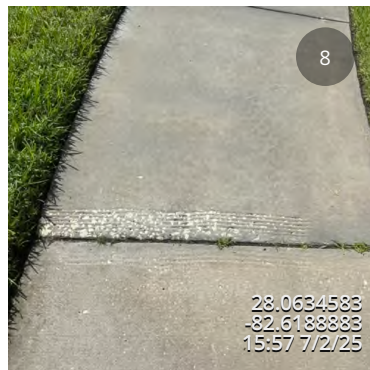
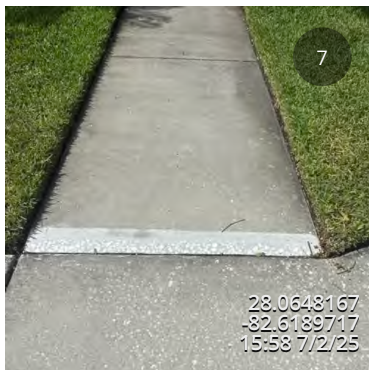
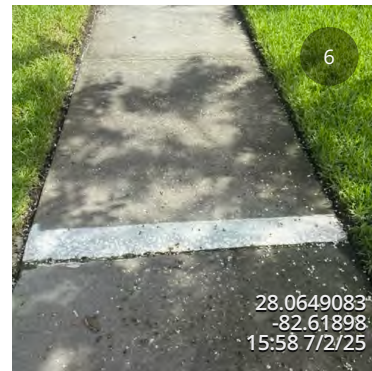
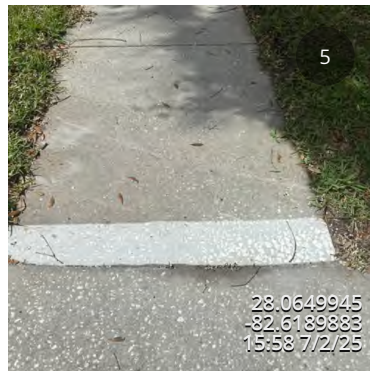
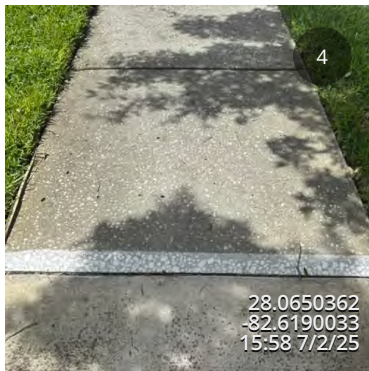
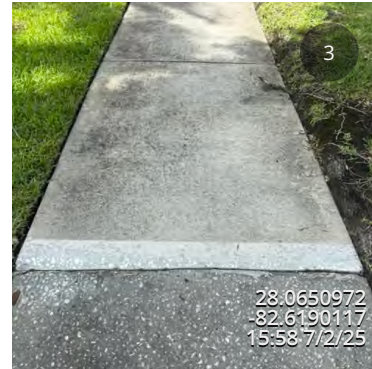
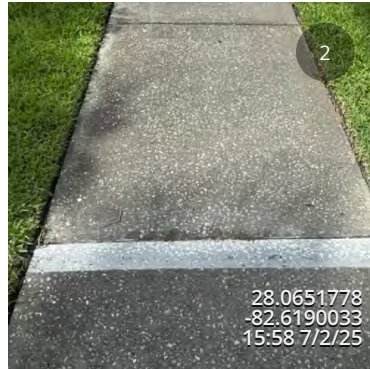
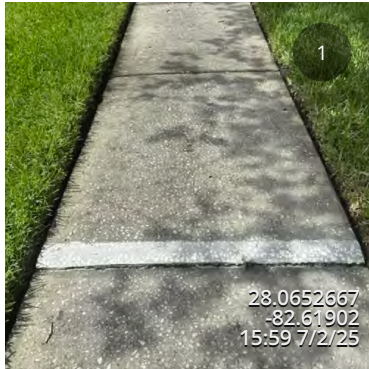
Small amount of trash on the edge - retrieve during next service visit.



ITEM 15 - CAVALIER PLACE SIDEWALK

Assigned To: Inframark Maintenance Solutions

Pavement grinding on Cavalier Place.



MANDOLIN RESERVE CDD INSPECTION

Monday, August 4, 2025

Prepared For Board Of Directors

6 Items Identified



Item 1- Mandolin Reserve Monument

Assigned To District Manager

Monument repairs and pressure washing will be completed by Aug 4th.



Item 2- Gate Entry

Assigned To RedTree

Please have the crew pull out all the weeds within the beds.



Item 3- Community Ponds

Assigned To RedTree

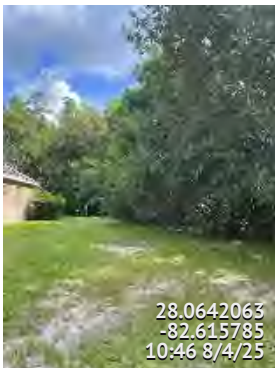
Please make sure the crew hits all ponds throughout the community when mowing.



Item 4- 11602 Greensleeve Ave

Assigned To RedTree

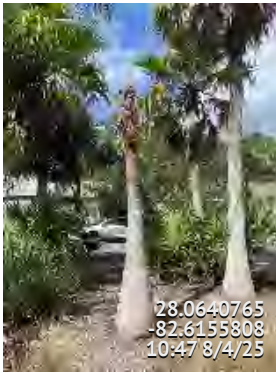
Please provide a proposal to have this cut back and the canopy raised.



Item 5- 11605 Greensleeve Ave

Assigned To RedTree

Please provide a proposal to have this area pushed back, it's starting to reach residents property.



Item 6- 11604 Greensleeve Ave

Assigned To RedTree

Please remove dead palm from island.



Paul Young
District Field Inspector

WINDSOR

Field Inspection Report - July - RedTree

Wednesday, July 2, 2025

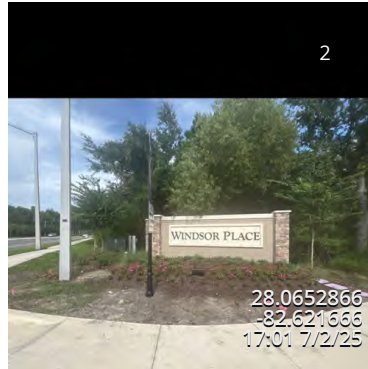
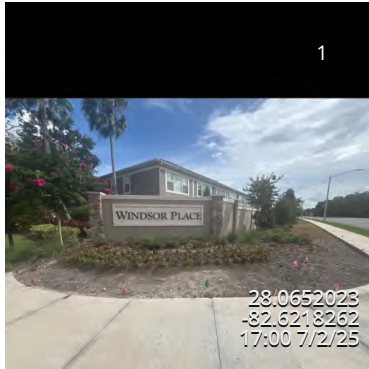
Prepared For Board of Supervisors

5 Items Identified

ITEM 1 - WINDSOR ENTRANCE BEDS

Assigned To: RedTree

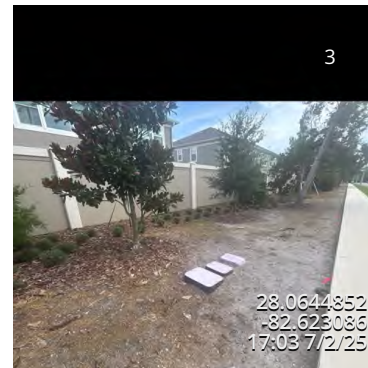
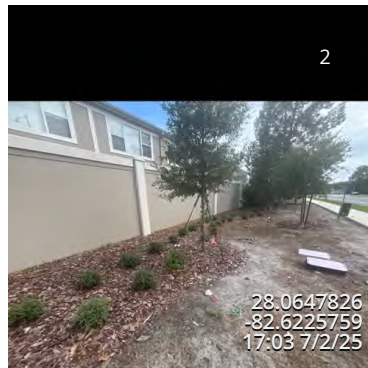
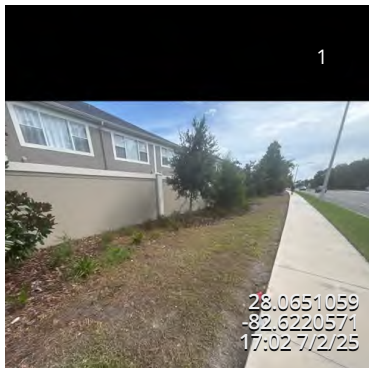
Entrance bed annuals are healthy and vibrant.



ITEM 2 - WINDSOR WALL BEDS

Assigned To: RedTree

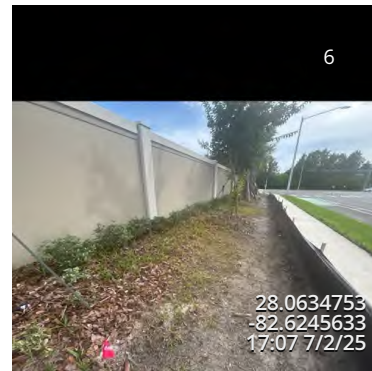
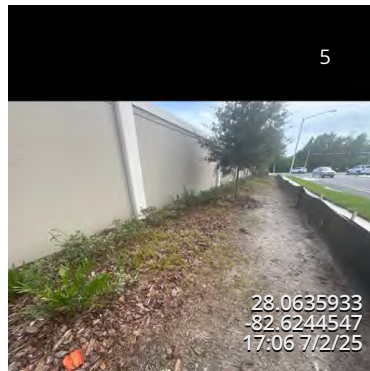
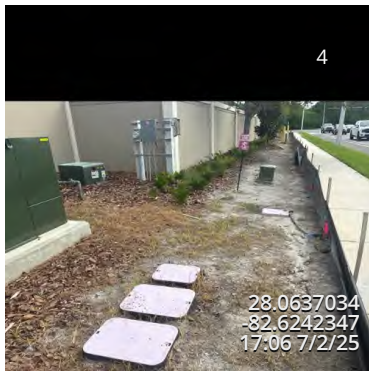
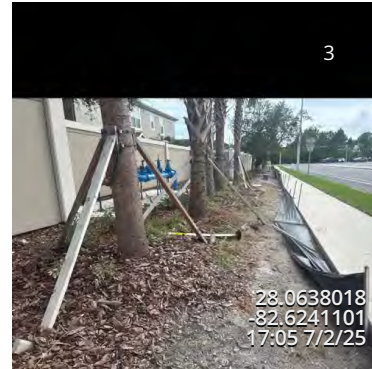
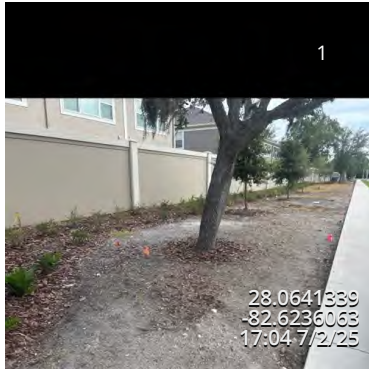
RedTree has begun marking the irrigation heads in preparation for sod install.



ITEM 3 - WINDSOR WALL

Assigned To: RedTree

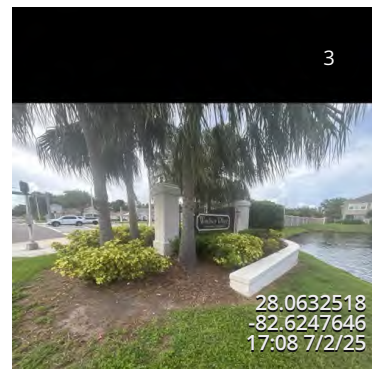
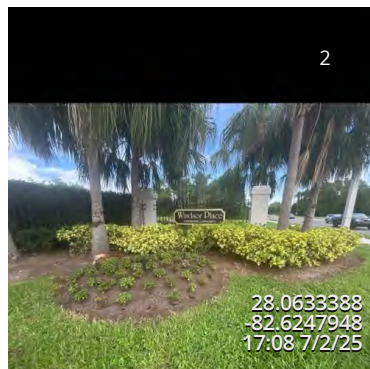
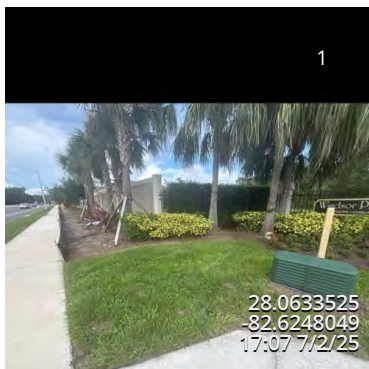
Treatment to weeds have been applied.



ITEM 4 - COUNTRYWAY BLVD WINDSOR SIGN

Assigned To: RedTree

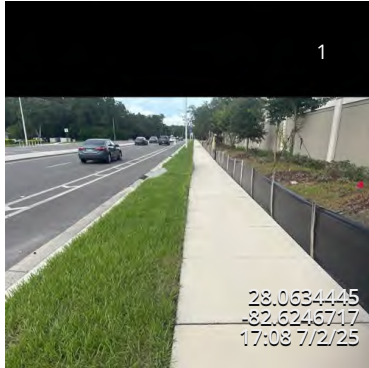
Maintain conformity when pruning bushes around the sign.



ITEM 5 - CITRUS PARK DRIVE

Assigned To: RedTree

- 1). Curbside grass strip is maintained. Edge the curb grass.
- 2). Investigate irrigation drip break in center median.
- 3). Maintain weed control.



WINDSOR WALL

Monday, August 4, 2025

Prepared For Board Of Directors

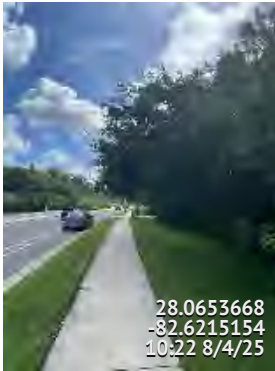
5 Items Identified



Item 1- Windsor Place Monument

Assigned To RedTree

Please check the irrigation by the Windsor monument, the flowers are starting to die out.



Item 2- Between Windsor And Mandolin Reserve

Assigned To RedTree

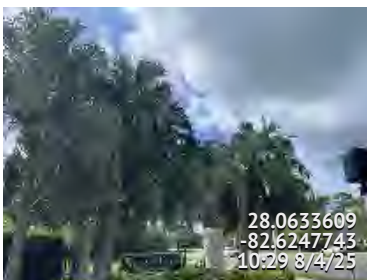
Please have the crew raise the canopy along Citrus Park.



Item 3- Along The Wall

Assigned To RedTree / District Manager

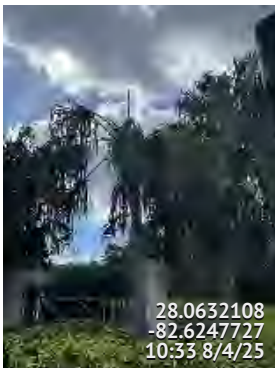
RedTree is aware of the weeds and will be trying a new weed application.



Item 4- Countryway / Citrus Park

Assigned To RedTree

Please let the board know when the palms along Citrus Park will be put on the schedule to be serviced.



Item 5- Countryway / Citrus Park

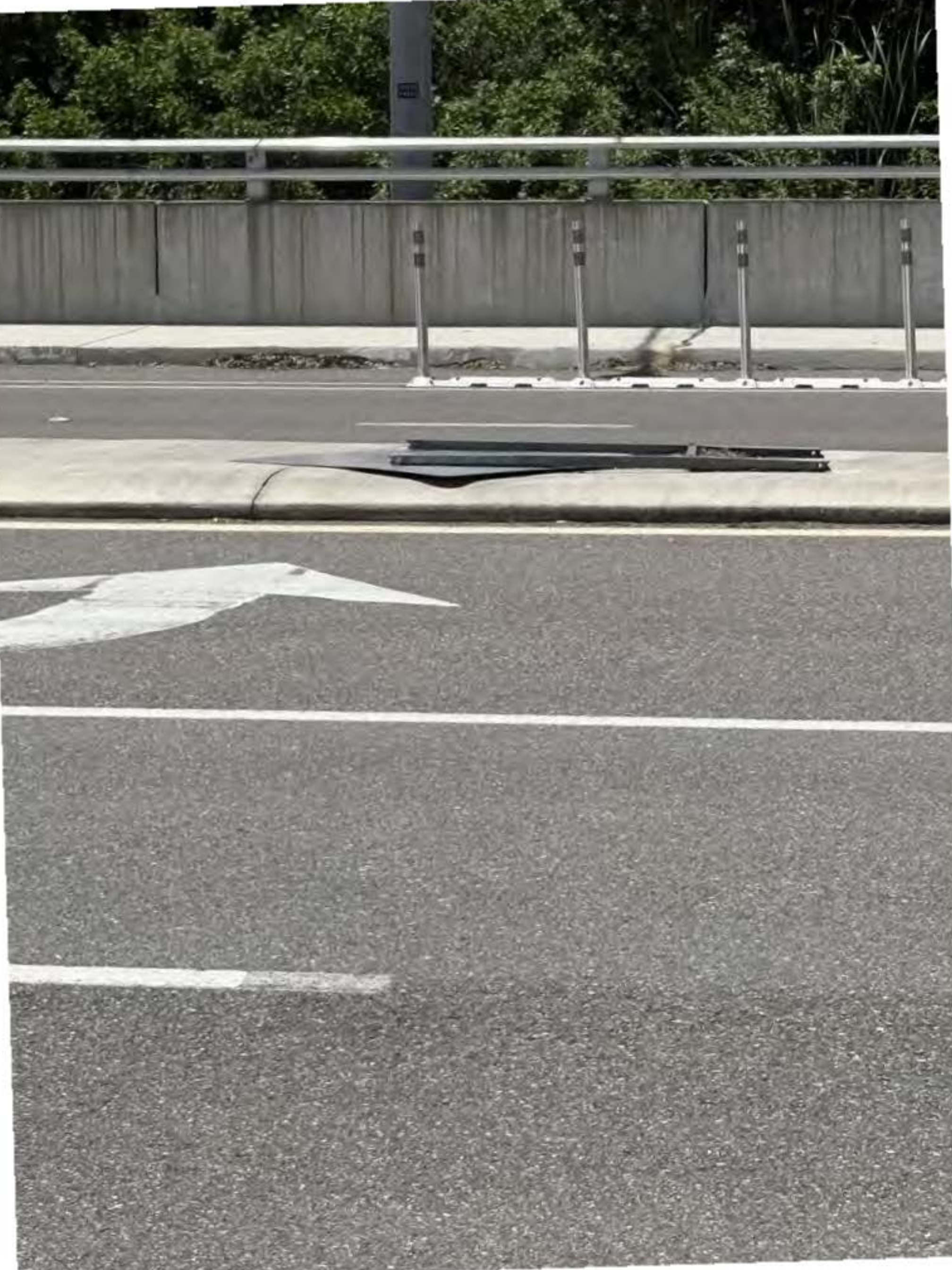
Assigned To RedTree

This palm has been damaged at the top, does it need to be replaced ?

PLACE

Windsor Place
Citrus Park





















Window
Cleaning
727-610-0916

Perfect
Pressure Washing

Windsor Place

TOWNHOME COMMUNITY













Park Place Community Development District Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Park Place Community Development District

Date:

7/31/2025

Prepared by:

Jason Jaszak, Environmental Consultant

Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Sites 15-16	9

Management Summary/Recommendations	10
--	----

Site Map	11
----------------	----



Site Assessments

Pond 1

Comments:

Site Looks Good

A very minimal amount of Planktonic algae growth was observed. This new growth will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds.



Pond 2

Comments:

Normal Growth Observed

A minimal amount of algae growth was observed in Pond 2. This is normal growth that can be expected in a site this small and shallow. This will be targeted during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Minor amount of algae present around some of the perimeter areas. This new growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. Aeration system is operational.



Pond 4

Comments:

Site Looks Good

Pond 4 continues to look great. The aeration system is fully operational. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 5

Comments:

Site Looks Good

5a- left

Pond 5a looks good overall. A very minimal amount of algae was observed. No issues were observed with submersed weeds or shoreline weeds.



5b- right

Pond 5b looks good. No issues were observed with algae, submersed weeds, or shoreline weeds.

Pond 6

Comments:

Normal Growth Observed

Naiad growth was observed around the shoreline perimeter below the water surface. The new regrowth will be targeted for treatment. No issues were observed with algae, and shoreline weeds recently treated and show positive results.



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Site Assessments

Pond 7

Comments:

Normal Growth Observed

A minimal amount of algae was observed on Pond 7. This will be treated on the upcoming visit. No issues were observed with submersed weeds or shoreline weeds.



Pond 8

Comments:

Na

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Site Assessments

Pond 9

Comments:

Normal Growth Observed

Minimal algae growth was observed. The amount of growth is minimal and most located in one area of the pond, which is pictured. This growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



Pond 10

Comments:

Site Looks Good

Pond 10 continues to look good. No issues with algae, submersed weeds, or shoreline weeds were observed. The water level is at a normal level. Shoreline weeds were previously treated and no issues were observed.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 continues to look great. No issues were seen with algae, submersed weeds, or shoreline weeds. The water level is at a normal level. Fountain is operational.



Pond 12

Comments:

Normal Growth Observed

A minor amount of algae and Torpedograss were observed on pond 12. This growth is minimal and was just in a few spots. These will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds.

Fountain is operational.



Pond 14

Comments:

Site Looks Good

Pond 14 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds.

Fountain is operational.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 looks good overall. A very minimal amount of algae was observed. This new growth is normal and can be expected this time of year. The shoreline weeds were previously treated and positive results were seen. The algae will be treated during the upcoming visit. Aeration system and floating aerator were both operational.



Pond 16

Comments:

Normal Growth Observed

A minimal amount of algae was observed on Pond 16. This new growth will be treated during the upcoming visit. No issues were observed with submersed weeds or shoreline weed. Shoreline weeds were previously treated and positive results were seen.



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Advanced
AQUATIC

Park Place CDD

Key:

- Ponds
- Pond/Pond Number





Park Place Community Development District

Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Park Place Community Development District

Date:

7/7/2025

Prepared by:

Jason Jaszak, Environmental Consultant

Jacob Adams, Project Manager & Biologist

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TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Sites 15-16	9

Management Summary/Recommendations	10
--	----

Site Map	11
----------------	----



Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 has elevated to normal water level again. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 1 looks great. Shoreline weeds were previously treated.



Pond 2

Comments:

Site Looks Good

Pond 2's water level has elevated and is close to a normal level. The large mound of sediment build up may be something to consider removing. No algae was present. A trace amount of Torpedograss was observed near the mound in the middle and will be targeted for treatment.



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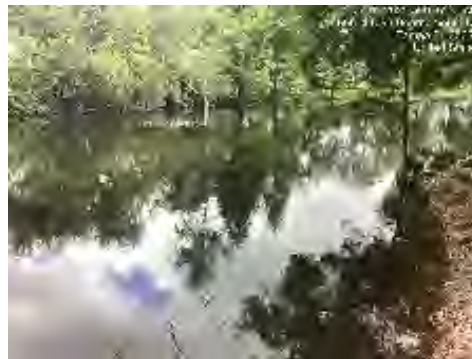
Site Assessments

Pond 3

Comments:

Normal Growth Observed

A trace amount of Duckweed was observed near the native Bulrush plants. This will be targeted during the upcoming visits. The water level is at a normal level.



Pond 4

Comments:

Site Looks Good

Pond 4 looks good overall. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 4's water level is at a normal level.



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Site Assessments

Pond 5

Comments:

Site Looks Good

5a-left Pond 5A looks good. No issues observed with algae, submersed weeds, or shoreline weeds. Water level is at a normal level.



5b- right Pond 5B looks good. No issues observed with algae, submersed weeds, or shoreline weeds. Water level has elevated to normal levels.

Pond 6

Comments:

Site Looks Good

Pond 6 water level has elevated but is still below normal levels. No issues were observed with algae, submersed weeds, or shoreline weeds.

Shoreline weeds and grasses were previously treated and no issues were observed.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Pond 7's water level has elevated to a normal water level. The algae has been reduced and no issues were observed. No other issues were observed with submersed weeds or shoreline weeds.



Pond 8

Comments:

N/A

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Site Assessments

Pond 9

Comments:

Site Looks Good

Algae has been reduced on Pond 9 and is not an issue currently. No issues were observed with algae, submersed weeds or shoreline weeds. The water level is at a normal level.



Pond 10

Comments:

Site Looks Good

Pond 10 continues to look good. No issues with algae, submersed weeds, or shoreline weeds were observed. The water level is at a normal level. Shoreline weeds were previously treated and no issues were observed.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 looks great. No issues were seen with algae, submersed weeds, or shoreline weeds. The water level is at normal level. The outflow structure has been repaired and can be seen in the photos.



Pond 12

Comments:

Site Looks Good

Pond 12 looks good. A trace amount of Torpedograss and Algae were observed. This growth is very minimal and will be targeted during the upcoming visit. The Cattails in the littoral shelf are almost completely reduced. The trace amount left is in the decomposition phase.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13's water level has risen to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. The native Bulrush in the littoral shelf area looks great. Shoreline weeds were previously treated and no issues were observed.



Pond 14

Comments:

Site Looks Good

Pond 14 continues to look good. The water level has rose to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and no issues were observed.



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond 15

Comments:

Site Looks Good

Water level on Pond 15 is at a normal level. Pond 15 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 16

Comments:

Site Looks Good

Pond 16 looks great. The previous algae treatments have shown positive results in the reduction on pond 16. Shoreline weeds were previously treated. No issues were observed with algae, submersed weeds, or shoreline weeds.



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1-800-491-9621



Park Place CDD

Key:

-  Ponds
-  Pond/Pond Number



RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR
AN EFFECTIVE DATE HEREOF**

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARK
PLACE COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2025/2026, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2025.

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRPERSON/ VICE-CHAIRPERSON

ATTEST:

ASSISTANT SECRETARY

EXHIBIT A

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR
FISCAL YEAR 2025/2026 MEETING SCHEDULE**

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026 – **Budget Workshop**
April 15, 2026 (**Tax Day**)
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026 – **Budget Hearing**
September 16, 2026

**All meetings will convene at 11:00 A.M at The Lake House
Located at 11740 Casa Lago Lane, Tampa, FL 33626.**



MASTER CONTRACT FOR LEGAL SERVICES

This is a contract for legal services entered into between Association Legal Services LLC, its attorneys, paralegals, and support staff, (hereinafter collectively "ATTORNEY"),
_____ (hereinafter "CLIENT")

(Community Development District Name)

and _____

(Management Company Name)

(hereinafter "AGENT") entered into on _____, 2025 based upon the terms and conditions set forth below.

Agent shall be a designated agent of the Client to direct Attorney in the representation of Client. Attorney shall be entitled to rely on the representations of Agent as to the services requested by Client. Agent shall not be, and is prohibited from, being a direct client of Attorney and from obtaining representation of Agent for its own ends by means of this Agreement.

1. **Scope of Representation.** The CLIENT hereby retains and employs the ATTORNEY to undertake on-demand legal services at the rate designated by the initialed box below. Further, the CLIENT gives the ATTORNEY exclusive right to take all legal steps to represent the CLIENT's interest, which are necessary and appropriate to the above-described representation.

2. **Service Package Designated (Initial One)**

a. _____ The CLIENT retains the ATTORNEY to perform up to **90** hours of legal work within one calendar year of the execution of this contract. Services include consulting, drafting, correspondence, teleconference or in-person meetings, litigation, or other tasks as requested by the CLIENT at the rate of **\$250** per hour for each employee of the ATTORNEY. This fee will be paid in the gross amount of **\$22,500.00** prior to the commencement of services and will be treated as earned on receipt. After the first 90 hours worked during the following 12-month period, additional work will be performed at the rate of **\$350.00** per hour and invoiced at the end of each calendar month in which additional work was performed.

b. _____ The CLIENT retains the ATTORNEY to perform up to **60** hours of legal work within one calendar year of the execution of this contract. Services include consulting, drafting, correspondence, teleconference or in-person meetings, litigation, or other tasks as requested by the CLIENT at the rate of **\$275.00** per hour for each employee of the ATTORNEY. This fee will be paid in the gross amount of **\$16,500.00** prior to the commencement of services and will be treated as earned on receipt. After the first 60 hours worked during the following 12-month period, additional work will be performed at the rate of **\$350.00** per hour and invoiced at the end of each calendar month in which additional work was performed

- c. _____ The CLIENT retains the ATTORNEY to perform up to **30** hours of legal work within one calendar year of the execution of this contract. Services include consulting, drafting, correspondence, teleconference or in-person meetings, litigation, or other tasks as requested by the CLIENT at the rate of **\$300** per hour for each employee of the ATTORNEY. This fee will be paid in the gross amount of **\$9,000** prior to the commencement of services and will be treated as earned on receipt. After the first 30 hours worked during the following 12-month period, additional work will be performed at the rate of **\$350.00** per hour and invoiced at the end of each calendar month in which additional work was performed.
- d. _____ The CLIENT retains the ATTORNEY to perform on-demand legal services as necessary following the execution of this agreement (Pay-as-you-go). Those duties may include, without limitation, consulting, drafting, correspondence, teleconference or in-person meetings, litigation, or other tasks as requested by the CLIENT at the rate of **\$350.00** per hour for each employee of the ATTORNEY. This fee will be invoiced at the end of each calendar month in which work was performed.

3. **Revisions to Governing Documents (Initial to Purchase)**

- a. _____ The CLIENT retains the ATTORNEY for the purpose of **Restating** the governing documents for the CLIENT including the Declaration **or** the Community Bylaws, as needed, together with up to two hours of correspondence, revision including two drafts, after a first draft has been produced, at the request of the CLIENT. The CLIENT agrees to pay the ATTORNEY a flat fee of **\$2,000.00** for this service, prior to the commencement of work. Additional services performed in excess of the hours included in this flat fee, or work not included hereunder, including but not limited to reviewing, revising, and amending Rules and Regulations or Articles of Incorporation, and the creation of a Summary, will be invoiced at a rate of **\$350.00/hr**. This is a **Restatement** of the current documents, which is the creation of new documents. Additional services such as recording, proxy drafting, attendance at meetings, and other ancillary services are not included in this flat-rate retainer.
- b. _____ The CLIENT retains the ATTORNEY for the purpose of **Restating** the governing documents for the CLIENT including the Declaration **and** the Community Bylaws, as needed, together with up to two hours of correspondence, revision including two drafts, after a first draft has been produced, at the request of the CLIENT. The CLIENT agrees to pay the ATTORNEY a flat fee of **\$3,000.00** for this service, prior to the commencement of work. Additional services performed in excess of the hours included in this flat fee, or work not included hereunder, including but not limited to reviewing, revising, and amending Rules and Regulations or Articles of Incorporation, and the creation of a Summary, will be invoiced at a rate of **\$350.00/hr**. This is a **Restatement** of the current documents, which is the creation of new documents. Additional services such as recording, proxy drafting, attendance at meetings, and other

ancillary services are not included in this flat-rate retainer.

c. _____ The CLIENT retains the ATTORNEY for the purpose of reviewing, revising, updating, and amending (**Redlining**) the current governing documents for the CLIENT including the Declaration, Bylaws, Rules and Regulations or Articles of Incorporation, as needed. The CLIENT agrees to pay the ATTORNEY at a rate of **\$350.00/hr.** Additional services such as recording, proxy drafting, attendance at meetings, and other ancillary services are included in this rate.

4. **Authority of AGENT to Request Services.** The CLIENT hereby authorizes the AGENT to review and request billing records and invoices from the ATTORNEY, and to request services that fall within the services contemplated by the CLIENT's legal representation package described in Paragraph 2.
5. **Costs, Fees, and Expenses.** The CLIENT agrees to reimburse the ATTORNEY for all costs, fees, and expenses, including but not limited to deposition expenses, process servers, filing fees, recording fees, expert witnesses, court reporters, printers, mediators, arbitrators, or any other cost that the ATTORNEY deems necessary to meet the CLIENT's needs in a given matter.
6. **Billing and Statement of Account.**
 - a. Once the initial retainer is exhausted per Paragraph 2, the CLIENT understands that it will be billed on a monthly basis, or periodic basis, and the CLIENT agrees to pay said invoice within fifteen (15) days of receipt of the invoice. Simple interest at the rate of one and one-half percent (1.5%) per month shall be added to all accounts not paid within thirty (30) days of the billing date.
 - b. **Billing Discrepancies.** THE CLIENT AGREES TO CAREFULLY READ AND REVIEW ALL INVOICES AND STATEMENTS OF ACCOUNTS FOR SERVICES RENDERED SENT TO THE CLIENT BY THIS OFFICE AND TO PROMPTLY NOTIFY THIS OFFICE, IN WRITING, OF ANY CLAIMED ERRORS OR DISCREPANCIES IN BILLING WITHIN FIFTEEN (15) DAYS FROM THE TIME OF RECEIPT. IN THE EVENT THE CLIENT FAILS TO DO SO, IT WILL BE UNDERSTOOD AND ACCEPTED THAT THE CLIENT AGREES WITH THE CORRECTNESS, ACCURACY AND FAIRNESS OF THE STATEMENT OF ACCOUNT. EMAILS ARE THE EQUIVALENT OF "IN WRITING."
 - c. The final billing and Statement of Account in the matter will be based on the agreed hourly rate, and the costs, fees and expenses incurred in the matter. Client understands and acknowledges that the fees quoted herein are a blended rate for all attorney, paralegal and legal assistant staff of Attorney. Attorney warrants that all work performed will be by appropriately qualified and/or licensed staff in conformance with all applicable ethics rules and Florida statutes.
 - d. Regardless of any award, recovery, claim and/or the lack or reductions thereof, the CLIENT is and shall always remain liable to the ATTORNEY pursuant to terms of this Agreement and the relative fees, costs, and suit money provided for herein. **All fees are**

the CLIENT's responsibility regardless of whether another party has been ordered to pay them. For any matter in which attorney's fees are collected from an opposed party, the CLIENT will be refunded fees up to the full amount paid by the CLIENT.

7. **Right to Withdraw.** The CLIENT further understands and agrees that the ATTORNEY shall have the right to withdraw from representation of the CLIENT, if the CLIENT does not make the payments required by this Agreement; if the CLIENT has misrepresented material facts to the ATTORNEY; or if the CLIENT fails to follow the ATTORNEY's advice. In any of these events the CLIENT agrees to execute such documents as will permit the ATTORNEY to withdraw from representation. CLIENT shall have the right to termination of representation at any time.
8. **Files and Destruction thereof.**
 - a. Unless the ATTORNEY claims a lien on the CLIENT's file, or chooses to retain the CLIENT's file, the CLIENT acknowledges and agrees that within thirty (30) days of the termination of the ATTORNEY's services as provided for herein, or upon the ATTORNEY's request, the CLIENT shall pick up the CLIENT's file, or cause the same to be shipped to the CLIENT at the CLIENT's sole cost and expense. If the CLIENT fails to comply with this provision, the ATTORNEY may ship or deliver the CLIENT's file to the CLIENT at the sole expense and cost of the CLIENT.
 - b. Unless the ATTORNEY claims a lien on and/or chooses to retain the CLIENT's files, the CLIENT agrees that after thirty (30) days of the termination of the ATTORNEY's services as provided for herein, or upon the ATTORNEY's request, the ATTORNEY is not and shall not be responsible for the CLIENT's files or the contents contained therein. Moreover, if the CLIENT's files are not picked up or delivered to the CLIENT within 90 days of the termination of the ATTORNEY's services as provided for herein, or upon the ATTORNEY's request, any and all of the CLIENT's files may be destroyed at the expense of the CLIENT.
9. **Enforcement.** Should it become necessary to enforce the terms of this Agreement through legal proceedings, the CLIENT agrees to pay, in addition to any judgment for such fees and costs, reasonable attorneys' fees, pre-judgment interest, and costs, fees and expenses incurred in connection with such proceedings through and including any necessary appeal. The agreement to pay attorneys' fees involved in the collection of legal fees or enforcement of the terms of this Agreement includes the time expended by the ATTORNEY, even if additional or separate counsel is not employed. Moreover, the CLIENT understands and agrees that the ATTORNEY has the right to seek a Charging Lien which applies to any recovery that is achieved from the representation by the ATTORNEY. The CLIENT specifically agrees that any Charging Lien shall apply to any and all property or monies recovered, including, but not limited to any property that would otherwise be protected from creditors, such as Homestead property. The CLIENT understands and agrees that a charging lien may be imposed upon my property and that this agreement provides me sufficient notice of such charging lien and no further notice is required.

10. **Litigation.** In any and all litigation which may arise which is in anyway related to the attorney/client relationship reflected in this Agreement, THE CLIENT AGREES AND HEREBY WAIVES THE CLIENT'S RIGHT TO A TRIAL BY JURY OF ALL ISSUES SO TRIABLE. Moreover the CLIENT agrees that the exclusive jurisdiction shall be in the COUNTY in which this Agreement is signed by the ATTORNEY for state court proceedings and The Middle District of Florida for federal.
11. **Collection.** The CLIENT authorizes the ATTORNEY to collect funds or property due to the CLIENT from any person or entity, and to deduct or setoff and retain attorneys' fees, on behalf of the CLIENT, and deposit into the ATTORNEY's trust account prior to disbursing the balance to the CLIENT. The ATTORNEY shall deduct or setoff from the proceeds of any recovery made on behalf of the CLIENT all attorneys' fees, costs, and expenses incurred through deposition in aid of execution, garnishment, attachment, levy and execution in order to obtain recovery of any assets or property on behalf of the CLIENT.
12. **Representation.** The CLIENT acknowledges that the ATTORNEY has made no guarantees concerning the outcome of this matter and that any expressions which relate to possible results in the matter are based strictly on the ATTORNEY's opinion. The CLIENT agrees to maintain contact with the ATTORNEY and cooperate fully with the ATTORNEY in this representation. The CLIENT agrees to promptly produce all records, documents, and other information necessary to adequately represent the CLIENT in the described case and the CLIENT will arrange his/her schedule to meet with the ATTORNEY and attend specific depositions, court hearings or other necessary appearances.
13. **Time.** Time is of the essence.

READ, UNDERSTOOD, ACKNOWLEDGED and AGREED:

ATTORNEY

On behalf of Association Legal Services
6135 West Sitka St., Tampa, FL 33634

(date)

CLIENT

As duly authorized representative of

(Community Development Name)

(date)

AGENT

As duly authorized representative of

(Management Company Name)

(date)



ADVANCED AQUATIC SERVICES, Inc.
- NEW AERATION PROPOSAL- **Pond #15**

August 14, 2025

**Park Place CDD
c/o Inframark
210 N. University Dr, Ste. 702
Coral Springs, FL 33071**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Supply, deliver and install Atmos medium cabinet, 1hp 230v compressor, 2 cooling fans, pressure gauge, 5/8" weighted airline, 7-valve manifold, and 7 self-sink Dual 9" Disc diffusers at **Pond #15**. (see attached map)

Warranty: Compressor- 4 years; Electronics – 2 years; Cabinet – Lifetime against rust;
Airline, Diffusers and Manifolds – 5 years

***50% Deposit is required prior to commencement of the job - \$6,704.00**

Total \$13,408.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Mapping provided by:



For



Client Name	Park Place CDD
Contact	Jason J.
Site Name	Pond 15
Address	Cavalier PI
	Westchase FL
Date	8.11.25
Designer	JC

System Requirements	Aeration System Atmos 2 (2x1)	Weighted Airline 5/8" Weighted Airline	Diffusers 9" Double w/ Sinking Base	Other Equipment
AtmosM21-230				
Electric: (2) 1hp - 220v Compressors in Medium Cabinet w/ equipment pad				
Voltage: 220v				
Max Amperage/Running Amperage (10PSI): 7.6A/5.5A				
Cooling Fans: (2) 6" 470 CFM				
Wiring: 8ft. Power Cable provided. Recommended to plug into 6- 20R receptacle on isolated circuit.				
GFCI: Not Included. Recommended circuit to run to 2 pole 20amp GFCI breaker				
	Notes	Total Length 2,450'	Total Quantity 7x	Suggested Maintenance *Replace Filters every 6 months*

Pond Turn Calculation	
Surface Acres	2.4
Average Depth	4
Diffuser Placement Depth	4
GPM Per Air Station	1,400
Total Pond or Lake Volume (gallons)	3,128,170
Area to be Aerated	2.4
Average Depth of Aerated Section	4
Volume of Water in Aerated Section (gallons)	3,128,170
System CFM	14.4
Daily Operating Hours	24
# of Air Stations	7
CFM Per Air Station	2.057142857
GPM Daily	14,515,200
# of Daily Turns of Aerated Section	4.64



Park Place Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS	LONG-TERM DEBT				
ASSETS											
Cash - Checking Account	\$ 625,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,496	
Accounts Receivable - Other	327	-	-	-	-	-	-	-	-	327	
Due From Other Funds	-	2,370	2,895	-	-	-	-	-	-	5,265	
Investments:											
Acquisition & Construction Account	-	-	-	1,392	117,580	-	-	-	-	118,972	
Interest Account	-	7	-	-	-	-	-	-	-	7	
Revenue Fund	-	84,203	119,792	-	-	-	-	-	-	203,995	
Fixed Assets											
Land & Improvements	-	-	-	-	-	1,861,517	-	-	-	1,861,517	
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	10,495,777	-	-	-	10,495,777	
Recreational Facilities	-	-	-	-	-	639,051	-	-	-	639,051	
Construction Work In Process	-	-	-	-	-	1,089,854	-	-	-	1,089,854	
Amount Avail In Debt Services	-	-	-	-	-	-	423,204	-	-	423,204	
Amount To Be Provided	-	-	-	-	-	-	3,983,796	-	-	3,983,796	
TOTAL ASSETS	\$ 625,823	\$ 86,580	\$ 122,687	\$ 1,392	\$ 117,580	\$ 14,086,199	\$ 4,407,000	\$ 19,447,261			
LIABILITIES											
Accounts Payable	\$ 31,683	\$ -	\$ -	\$ 4,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,139	
Bonds Payable	-	-	-	-	-	-	4,407,000	-	-	4,407,000	
Due To Other Funds	5,265	-	-	-	-	-	-	-	-	5,265	
TOTAL LIABILITIES	36,948	-	-	4,456	-	-	4,407,000	4,448,404			
FUND BALANCES											
Nonspendable:											
Deposits	10,777	-	-	-	-	-	-	-	-	10,777	
Restricted for:											
Debt Service	-	86,580	122,687	-	-	-	-	-	-	209,267	
Capital Projects	-	-	-	-	117,580	-	-	-	-	117,580	
Assigned to:											
Operating Reserves	294,144	-	-	-	-	-	-	-	-	294,144	
Unassigned:	283,954	-	-	(3,064)	-	14,086,199	-	-	-	14,367,089	
TOTAL FUND BALANCES	\$ 588,875	\$ 86,580	\$ 122,687	\$ (3,064)	\$ 117,580	\$ 14,086,199	\$ -	\$ 14,998,857			
TOTAL LIABILITIES & FUND BALANCES	\$ 625,823	\$ 86,580	\$ 122,687	\$ 1,392	\$ 117,580	\$ 14,086,199	\$ 4,407,000	\$ 19,447,261			

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

General Fund - Admin (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,047	\$ 2,047	0.00%
Special Assmnts- Tax Collector	132,844	136,174	3,330	102.51%
Other Miscellaneous Revenues	-	525	525	0.00%
TOTAL REVENUES	132,844	138,746	5,902	104.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	12,600	(600)	105.00%
ProfServ-Trustee Fees	2,000	4,041	(2,041)	202.05%
District Counsel	5,000	25,625	(20,625)	512.50%
District Engineer	15,000	28,345	(13,345)	188.97%
District Manager	52,000	43,500	8,500	83.65%
Accounting Services	31,000	23,250	7,750	75.00%
Auditing Services	5,000	19,800	(14,800)	396.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	300	57	243	19.00%
Public Officials Insurance	4,000	4,000	-	100.00%
Legal Advertising	850	5,087	(4,237)	598.47%
Bank Fees	300	-	300	0.00%
Postage and Resident Notices	300	4	296	1.33%
Website Administration	1,500	297	1,203	19.80%
Dues, Licenses, Subscriptions	224	275	(51)	122.77%
Total Administration	130,974	166,881	(35,907)	127.42%
<u>Other Physical Environment</u>				
Entry/Gate/Walls Maintenance	620	-	620	0.00%
Capital Improvements	1,050	-	1,050	0.00%
Total Other Physical Environment	1,670	-	1,670	0.00%
<u>Parks and Recreation</u>				
Gate Phone	200	298	(98)	149.00%
Total Parks and Recreation	200	298	(98)	149.00%
TOTAL EXPENDITURES	132,844	167,179	(34,335)	125.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(28,433)	(28,433)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Mixed Use (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 75,458	\$ 77,350	\$ 1,892	102.51%
TOTAL REVENUES	75,458	77,350	1,892	102.51%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	1,650	3,259	(1,609)	197.52%
Total Utility Services	1,650	3,259	(1,609)	197.52%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	713	1,287	35.65%
Total Water-Sewer Comb Services	2,000	713	1,287	35.65%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	5,958	5,728	230	96.14%
Storm Drain Maintenance	650	-	650	0.00%
Insurance - General Liability	3,500	-	3,500	0.00%
R&M-Other Landscape	500	3,950	(3,450)	790.00%
R&M-Pressure Washing	2,200	-	2,200	0.00%
Landscape Maint. - Highland Park Contract	26,000	29,307	(3,307)	112.72%
Landscape Maint. - Racetrack Road Contract	6,500	8,894	(2,394)	136.83%
Park Facility Maint. & Improvement	1,000	-	1,000	0.00%
Entry/Gate/Walls Maintenance	1,000	-	1,000	0.00%
Plant Replacement Program	3,500	-	3,500	0.00%
Miscellaneous Maintenance	250	99	151	39.60%
Irrigation Maintenance	5,000	1,165	3,835	23.30%
Aquatic Maintenance	2,042	1,120	922	54.85%
Capital Reserve	2,200	2,200	-	100.00%
Total Other Physical Environment	60,300	52,463	7,837	87.00%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	2,000	-	2,000	0.00%
R&M-Streetlights	433	-	433	0.00%
Decorative Light Maintenance	1,000	1,000	-	100.00%
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Holiday Decoration	3,125	-	3,125	0.00%
Total Road and Street Facilities	8,058	1,000	7,058	12.41%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Mixed Use (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Contract - Park Facility Janitorial Maintenance	950	2,525	(1,575)	265.79%
R&M-Fountain	1,000	-	1,000	0.00%
Park Facility Maint. & Improvement	1,500	1,271	229	84.73%
Total Parks and Recreation	3,450	3,796	(346)	110.03%
TOTAL EXPENDITURES	75,458	61,231	14,227	81.15%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,119	16,119	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Highland Park (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 297,849	\$ 305,316	\$ 7,467	102.51%
TOTAL REVENUES	297,849	305,316	7,467	102.51%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	8,000	8,277	(277)	103.46%
Total Utility Services	8,000	8,277	(277)	103.46%
<u>Water-Sewer Comb Services</u>				
Utility - Water	6,000	2,840	3,160	47.33%
Total Water-Sewer Comb Services	6,000	2,840	3,160	47.33%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	19,500	17,184	2,316	88.12%
Stormwater Assessment	15,000	-	15,000	0.00%
Insurance - General Liability	10,000	6,354	3,646	63.54%
R&M-Pressure Washing	7,500	-	7,500	0.00%
Landscape Maint. - Highland Park Contract	83,050	111,631	(28,581)	134.41%
Landscape Maint. - Racetrack Road Contract	17,000	17,631	(631)	103.71%
Park Facility Maint. & Improvement	4,600	2,511	2,089	54.59%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	10,000	6,700	3,300	67.00%
Miscellaneous Maintenance	3,000	1,503	1,497	50.10%
Irrigation Maintenance	6,000	14,459	(8,459)	240.98%
Aquatic Maintenance	5,000	8,598	(3,598)	171.96%
Total Other Physical Environment	182,150	186,571	(4,421)	102.43%
<u>Road and Street Facilities</u>				
R&M-Streetlights	4,500	10,988	(6,488)	244.18%
Pavement and Signage Repairs	11,000	1,525	9,475	13.86%
Holiday Lighting & Decorations	18,000	18,000	-	100.00%
Total Road and Street Facilities	33,500	30,513	2,987	91.08%
<u>Parks and Recreation</u>				
Contract - Park Facility Janitorial Maintenance	11,400	5,301	6,099	46.50%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Highland Park (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Off Duty Sheriff's Deputies	1,467	-	1,467	0.00%
R&M-Fountain	3,500	-	3,500	0.00%
Total Parks and Recreation	16,367	5,301	11,066	32.39%
<u>Reserves</u>				
Misc-Contingency	30,000	841	29,159	2.80%
Capital Reserve	21,832	21,832	-	100.00%
Total Reserves	51,832	22,673	29,159	43.74%
TOTAL EXPENDITURES & RESERVES	297,849	256,175	41,674	86.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	49,141	49,141	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Windsor/Mandolin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 237,724	\$ 243,684	\$ 5,960	102.51%
TOTAL REVENUES	237,724	243,684	5,960	102.51%
<u>EXPENDITURES</u>				
<u>Utility Services</u>				
Utility - Electric	52,000	53,703	(1,703)	103.28%
Total Utility Services	52,000	53,703	(1,703)	103.28%
<u>Water-Sewer Comb Services</u>				
Utility - Water	600	105	495	17.50%
Total Water-Sewer Comb Services	600	105	495	17.50%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	13,000	10,638	2,362	81.83%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Insurance - General Liability	7,000	6,354	646	90.77%
R&M-Other Landscape	-	66,478	(66,478)	0.00%
R&M-Pressure Washing	6,000	-	6,000	0.00%
Landscape Maintenance	85,924	104,001	(18,077)	121.04%
Landscape Other - Windsor Project	-	154,719	(154,719)	0.00%
Entry/Gate/Walls Maintenance	3,500	402	3,098	11.49%
Plant Replacement Program	15,000	-	15,000	0.00%
Irrigation Maintenance	8,000	8,064	(64)	100.80%
Aquatic Maintenance	5,000	4,179	821	83.58%
Capital Reserve	20,000	20,000	-	100.00%
Total Other Physical Environment	164,424	374,835	(210,411)	227.97%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	4,000	-	4,000	0.00%
Decorative Light Maintenance	3,000	7,990	(4,990)	266.33%
Pavement and Signage Repairs	2,000	1,800	200	90.00%
Holiday Lighting & Decorations	7,000	8,000	(1,000)	114.29%
Total Road and Street Facilities	16,000	17,790	(1,790)	111.19%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund - Windsor/Mandolin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Gate Phone	2,700	3,806	(1,106)	140.96%
R&M-Fountain	2,000	4,678	(2,678)	233.90%
Miscellaneous Maintenance	-	1,680	(1,680)	0.00%
Total Parks and Recreation	4,700	10,164	(5,464)	216.26%
TOTAL EXPENDITURES	237,724	456,597	(218,873)	192.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(212,913)	(212,913)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2021-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,377	\$ 5,377	0.00%
Special Assmnts- Tax Collector	265,925	276,399	10,474	103.94%
TOTAL REVENUES	265,925	281,776	15,851	105.96%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	228,000	228,000	-	100.00%
Interest Expense	37,925	40,262	(2,337)	106.16%
Total Debt Service	265,925	268,262	(2,337)	100.88%
TOTAL EXPENDITURES	265,925	268,262	(2,337)	100.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,514	13,514	0.00%
Net change in fund balance	\$ -	\$ 13,514	\$ 13,514	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	73,066		
FUND BALANCE, ENDING	\$ -	\$ 86,580		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2021-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,098	\$ 7,098	0.00%
Special Assmnts- Tax Collector	328,308	337,619	9,311	102.84%
TOTAL REVENUES	328,308	344,717	16,409	105.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	268,000	268,000	-	100.00%
Interest Expense	60,307	63,189	(2,882)	104.78%
Total Debt Service	328,307	331,189	(2,882)	100.88%
TOTAL EXPENDITURES	328,307	331,189	(2,882)	100.88%
Excess (deficiency) of revenues				
Over (under) expenditures	1	13,528	13,527	1352800.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	1	-	(1)	0.00%
Net change in fund balance	\$ 1	\$ 13,528	\$ 13,525	1352800.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	109,159		
FUND BALANCE, ENDING	\$ 1	\$ 122,687		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2021-1 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47	\$ 47	0.00%
TOTAL REVENUES	-	47	47	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	47	47	0.00%
Net change in fund balance	\$ -	\$ 47	\$ 47	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	(3,111)		
FUND BALANCE, ENDING	\$ -	\$ (3,064)		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2021-2 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,969	\$ 3,969	0.00%
TOTAL REVENUES	-	3,969	3,969	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,969	3,969	0.00%
Net change in fund balance	\$ -	\$ 3,969	\$ 3,969	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	113,611		
FUND BALANCE, ENDING	\$ -	\$ 117,580		

Bank Account Statement

Park Place CDD

Bank Account No. 1794

Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	625,495.61	Statement Balance	631,982.58
		Outstanding Deposits	282.90
Positive Adjustments	0.00		
Subtotal	625,495.61	Subtotal	632,265.48
Negative Adjustments	0.00	Outstanding Checks	-6,769.87
Ending G/L Balance	625,495.61	Ending Balance	625,495.61

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/21/2024	Payment	BD00004		Deposit No. BD00004	50.00	50.00	0.00
12/05/2024	Payment	BD00006		Deposit No. BD00006	50.00	50.00	0.00
12/01/2024		JE000462	Gate Phone	Rev Bank rec adj JE for ACH	148.90	148.90	0.00
12/01/2024		JE000464	Utility - Electric	Rev Bank rec adj JE for ACH	5,292.28	5,292.28	0.00
12/01/2024		JE000466	Utility - Water	Rev Bank rec adj JE for ACH	520.67	520.67	0.00
12/01/2024		JE000468	Utility - Water	Rev Bank rec adj JE for ACH	58.41	58.41	0.00
11/30/2024		JE000478	Construction in Progress	R/C R/C - Cash In Bank	588.50	588.50	0.00
01/31/2025		JE000522	Utility - Electric	Bank rec adj for teco	161.67	161.67	0.00
01/31/2025		JE000523	Utility - Water	Bank rec adj for bocc	61.11	61.11	0.00
			Other				
07/09/2025		JE000647	Miscellaneous Revenues	Deposit-Keys	100.00	100.00	0.00
07/17/2025		JE000650	Interest - Tax Collector	Interest Tax Collector	172.58	172.58	0.00
07/01/2025		JE000658	Prepaid Items	Rev the ACH Rev to clear	76.36	76.36	0.00
Total Deposits					7,280.48	7,280.48	0.00
Checks							
							0.00
07/01/2024		JE000420		Rev. ACH Debit - Hc-Water	-76.36	-76.36	0.00
10/21/2024	Payment	BD00004		Deposit No. BD00004	-50.00	-50.00	0.00
12/05/2024	Payment	BD00006		Deposit No. BD00006	-50.00	-50.00	0.00
11/30/2024		JE000478	Construction in Progress	R/C R/C - Cash In Bank	-588.50	-588.50	0.00
12/01/2024		JE000464	Utility - Electric	Rev Bank rec adj JE for ACH	-5,292.28	-5,292.28	0.00
01/31/2025		JE000522	Utility - Electric	Bank rec adj for teco	-161.67	-161.67	0.00
01/31/2025		JE000523	Utility - Water	Bank rec adj for bocc	-61.11	-61.11	0.00
			NICHOLS				
06/20/2025	Payment	100109	LANDSCAPE ARCHITECTURE	Inv: MPP20-1.52	-4,025.77	-4,025.77	0.00
06/20/2025	Payment	100110	U.S. BANK	Inv: 7762235	-4,040.63	-4,040.63	0.00
06/20/2025	Payment	7056	CATHY POWELL	Check for Vendor V00100	-200.00	-200.00	0.00
06/20/2025	Payment	7059	MICHAEL FOLEY	Check for Vendor V00137	-200.00	-200.00	0.00

Bank Account Statement

Park Place CDD

Bank Account No. 1794

Statement No. 07-25

Statement Date

07/31/2025

07/02/2025	Payment	7062	Associated Construction Products, Inc	Check for Vendor V00126	-91,295.64	-91,295.64	0.00
07/08/2025	Payment	100113	REDTREE LANDSCAPE SYSTEMS, LLC	Inv: 30161, Inv: 30341, Inv: 30383	-19,078.48	-19,078.48	0.00
07/08/2025	Payment	100114	FOUNTAIN KINGS INC.	Inv: INV-0697	-620.00	-620.00	0.00
07/08/2025	Payment	100115	INFRAMARK LLC	Inv: 151861, Inv: 152943	-7,420.80	-7,420.80	0.00
07/08/2025	Payment	100116	CITY-WIDE CLEANING LLC	Inv: 19471	-555.00	-555.00	0.00
07/08/2025	Payment	100117	ADVANCED AQUATIC SERVICES INC	Inv: 10559617, Inv: 10559657, Inv: 10559661	-9,080.00	-9,080.00	0.00
07/08/2025	Payment	100118	SPEAREM ENTERPRISES	Inv: 6222	-975.00	-975.00	0.00
07/08/2025	Payment	7063	PARK PLACE CDD	Check for Vendor V00090	-3,914.62	-3,914.62	0.00
07/15/2025	Payment	7064	TRIMEN LANDSCAPE	Check for Vendor V00135	-66,478.00	-66,478.00	0.00
07/15/2025	Payment	100119	BUSINESS OBSERVER	Inv: 25-01242H	-52.50	-52.50	0.00
07/15/2025	Payment	100120	FIELDS CONSULTING GROUP, LLC	Inv: 3597, Inv: 3596	-3,325.00	-3,325.00	0.00
07/15/2025	Payment	100121	COMPLETE I.T. CORP	Inv: 16974	-99.00	-99.00	0.00
07/15/2025	Payment	300067	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-0000-ACH	-12.25	-12.25	0.00
07/15/2025	Payment	300068	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-6474-ACH	-20.53	-20.53	0.00
07/15/2025	Payment	300069	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-9190-ACH	-36.55	-36.55	0.00
07/15/2025	Payment	300070	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-3640-ACH	-101.86	-101.86	0.00
07/15/2025	Payment	300072	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-2640-ACH	-26.25	-26.25	0.00
07/16/2025	Payment	300073	FRONTIER ACH	Inv: 062225-6195-ACH	-199.47	-199.47	0.00
07/16/2025	Payment	300074	TECO -ACH	Inv: 062525-9085-ACH	-523.23	-523.23	0.00
07/16/2025	Payment	300075	TECO -ACH	Inv: 062525-0208-ACH	-36.33	-36.33	0.00
07/16/2025	Payment	300076	TECO -ACH	Inv: 062525-1026-ACH	-527.76	-527.76	0.00
07/16/2025	Payment	300077	TECO -ACH	Inv: 062525-5171-ACH	-132.33	-132.33	0.00
07/22/2025	Payment	7065	ERIC C. BULLARD	Check for Vendor V00118	-200.00	-200.00	0.00
07/22/2025	Payment	7068	WILLIAM MARK BERRA	Check for Vendor V00133	-200.00	-200.00	0.00
07/24/2025	Payment	100122	TIMES PUBLISHING COM	Inv: 43703-071625	-1,148.00	-1,148.00	0.00
07/25/2025	Payment	300078	FRONTIER ACH	Inv: 070125-6195-ACH	-149.69	-149.69	0.00
07/16/2025	Payment	300079	TECO -ACH	Inv: 062525-2958-ACH	-288.64	-288.64	0.00
07/21/2025	Payment	300080	TECO -ACH	Inv: 070725-0091-ACH	-5,144.64	-5,144.64	0.00
07/25/2025		JE000657	Utility - Electric	JE to clear the bank rec	-82.22	-82.22	0.00
07/01/2025		JE000659	Gate Phone	Rev the ACH Rev to clear	-148.90	-148.90	0.00
07/01/2025		JE000660	Utility - Water	Rev the ACH Rev to clear	-520.67	-520.67	0.00

Bank Account Statement

Park Place CDD

Bank Account No. 1794

Statement No. 07-25

Statement Date

07/31/2025

07/01/2025	JE000661	Utility - Water	Rev the ACH Rev to clear	-58.41	-58.41	0.00
Total Checks				-227,198.09	-227,198.09	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/21/2025	Payment	100048	TRIMEN LANDSCAPE	Inv: 11437		-5,485.00
01/31/2025	Payment	DD363	BOCC - HILLSBOROUGH COUNTY ACH	Payment of Invoice 001798		-5.94
01/31/2025	Payment	DD377	BOCC - HILLSBOROUGH COUNTY ACH	Payment of Invoice 001830		-61.11
03/13/2025	Payment	300016	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 022125 3478		-5.94
04/21/2025	Payment	7036A	CATHY POWELL	Payment of Invoice 001930		-200.00
05/14/2025	Payment	7044	ERICA LAVINA	Check for Vendor V00103		-200.00
06/13/2025	Payment	300053	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 052325-3478-ACH		-5.94
06/20/2025	Payment	7058	ERICA LAVINA	Check for Vendor V00103		-200.00
07/15/2025	Payment	300071	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 062425-3478-ACH		-5.94
07/22/2025	Payment	7066	ERICA LAVINA	Check for Vendor V00103		-200.00
07/22/2025	Payment	7067	MICHAEL FOLEY	Check for Vendor V00137		-200.00
07/28/2025	Payment	7069	CATHY POWELL	Check for Vendor V00100		-200.00
Total Outstanding Checks						-6,769.87

Outstanding Deposits

01/01/2025	JE000498		Rev Bank rec adj JE for	282.90
Total Outstanding Deposits				282.90

PARK PLACE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$0.00			

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ADVANCED AQUATIC SERVICES INC	7/1/2025	10559617	\$960.00	\$960.00	Monthly Service JUL 25
CITY-WIDE CLEANING LLC	7/1/2025	19471	\$555.00	\$555.00	Dog Waste Stations
FRONTIER ACH	6/22/2025	062225-6195-ACH	\$199.47	\$199.47	SVC 06/22/25-07/21/25
FRONTIER ACH	7/1/2025	070125-6195-ACH	\$149.69	\$149.69	PHONE - WINDSOR
REDTREE LANDSCAPE SYSTEMS, LLC	6/1/2025	30161	\$5,474.45	\$5,474.45	Monthly Maintenance JUN 25
Monthly Contract Subtotal			\$7,338.61	\$7,338.61	
Utilities					
TECO -ACH	6/25/2025	062525-0208-ACH	\$36.33	\$36.33	SVC 05/21/25-06/19/25
TECO -ACH	6/25/2025	062525-1026-ACH	\$527.76	\$527.76	SVC 05/21/25-06/20/25
TECO -ACH	6/25/2025	062525-9085-ACH	\$523.23	\$523.23	SVC 05/21/25-06/19/25
Utilities Subtotal			\$1,087.32	\$1,087.32	
Regular Services					
TRIMEN LANDSCAPE	4/24/2025	11878	\$66,478.00	\$66,478.00	Landscape Windsor Entry Project
Regular Services Subtotal			\$66,478.00	\$66,478.00	
Additional Services					
ADVANCED AQUATIC SERVICES INC	6/26/2025	10559657	\$1,600.00	\$1,600.00	Repair angle iron on the grate at Pond #11
Associated Construction Products, Inc	11/30/2024	PAY APP 10	\$42,350.52	\$42,350.52	PAY APP 10

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Associated Construction Products, Inc	1/31/2025	PAY APP 11 RETAINAGE	\$4,750.00	\$4,750.00	RETAINAGE PAY APP 11
Associated Construction Products, Inc	10/1/2024	PAY APP 9 R	\$44,195.12	\$44,195.12	PAY APP 9 REMAINING
FIELDS CONSULTING GROUP, LLC	7/1/2025	3596	\$1,800.00	\$1,800.00	Sign Post Repair
Additional Services Subtotal			\$94,695.64	\$94,695.64	
TOTAL			\$169,599.57	\$169,599.57	

**Highland Park
July 2025 Meeting**

PARK PLACE CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ADVANCED AQUATIC SERVICES INC	7/1/2025	10559617	\$1,530.00	\$1,530.00	Monthly Service JUL 25
REDTREE LANDSCAPE SYSTEMS, LLC	6/1/2025	30161	\$5,063.87		Monthly Maintenance JUN 25
REDTREE LANDSCAPE SYSTEMS, LLC	6/1/2025	30161	\$1,094.89	\$6,158.76	Monthly Maintenance JUN 25
Monthly Contract Subtotal			\$7,688.76	\$7,688.76	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-3478-ACH	\$4.46	\$4.46	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/12/2025	061225-9022-ACH	\$109.94	\$109.94	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-2640-ACH	\$19.69	\$19.69	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-9190-ACH	\$27.41	\$27.41	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-3640-ACH	\$76.40	\$76.40	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-0000-ACH	\$9.19	\$9.19	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-6474-ACH	\$15.40	\$15.40	WATER
TECO -ACH	6/25/2025	062525-5171-ACH	\$99.25	\$99.25	SVC 05/21/25-06/19/25
Utilities Subtotal			\$361.74	\$361.74	
Additional Services					
ADVANCED AQUATIC SERVICES INC	6/30/2025	10559661	\$3,360.00	\$3,360.00	Weir repaired at Pond #4
FIELDS CONSULTING GROUP, LLC	7/1/2025	3597	\$1,525.00	\$1,525.00	Street Sign Repairs

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FOUNTAIN KINGS INC.	5/13/2025	INV-0697	\$620.00	\$620.00	Water Feature Cleaning
REDTREE LANDSCAPE SYSTEMS, LLC	6/17/2025	30341	\$1,062.00	\$1,062.00	Irrigation Repair
REDTREE LANDSCAPE SYSTEMS, LLC	6/17/2025	30383	\$3,247.76	\$3,247.76	Irrigation Repair
Additional Services Subtotal			\$9,814.76	\$9,814.76	
TOTAL			\$17,865.26	\$17,865.26	

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ADVANCED AQUATIC SERVICES INC	7/1/2025	10559617	\$510.00	\$510.00	Monthly Service JUL 25
COMPLETE I.T. CORP	7/1/2025	16974	\$99.00	\$99.00	Email Services
REDTREE LANDSCAPE SYSTEMS, LLC	6/1/2025	30161	\$410.58		Monthly Maintenance JUN 25
REDTREE LANDSCAPE SYSTEMS, LLC	6/1/2025	30161	\$1,642.34	\$2,052.92	Monthly Maintenance JUN 25
SPEAREM ENTERPRISES	6/26/2025	6222	\$243.75		Cleaning Services
SPEAREM ENTERPRISES	6/26/2025	6222	\$731.25	\$975.00	Cleaning Services
Monthly Contract Subtotal			\$3,636.92	\$3,636.92	
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-3478-ACH	\$1.48	\$1.48	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/12/2025	061225-9022-ACH	\$36.65	\$36.65	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-2640-ACH	\$6.56	\$6.56	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-9190-ACH	\$9.14	\$9.14	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-3640-ACH	\$25.46	\$25.46	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-0000-ACH	\$3.06	\$3.06	WATER
BOCC - HILLSBOROUGH COUNTY ACH	6/24/2025	062425-6474-ACH	\$5.13	\$5.13	WATER
TECO -ACH	6/25/2025	062525-5171-ACH	\$33.08	\$33.08	SVC 05/21/25-06/19/25
Utilities Subtotal			\$120.56	\$120.56	

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
ADVANCED AQUATIC SERVICES INC	6/30/2025	10559661	\$1,120.00	\$1,120.00	Weir repaired at Pond #4
REDTREE LANDSCAPE SYSTEMS, LLC	6/17/2025	30383	\$1,082.59	\$1,082.59	Irrigation Repair
Additional Services Subtotal			\$2,202.59	\$2,202.59	
TOTAL			\$5,960.07	\$5,960.07	

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	7/1/2025	152943	\$4,833.33		MGMT FEES
INFRAMARK LLC	7/1/2025	152943	\$2,583.33	\$7,416.66	ACCT FEES
Monthly Contract Subtotal			\$7,416.66	\$7,416.66	
Regular Services					
BUSINESS OBSERVER	5/2/2025	25-01242H	\$52.50	\$52.50	Legal Advertising
CATHY POWELL	7/16/2025	CP-071625	\$200.00	\$200.00	BOARD 7/16/25
ERIC C. BULLARD	7/16/2025	EB-071625	\$200.00	\$200.00	BOARD 7/16/25
ERICA LAVINA	7/16/2025	EL-071625	\$200.00	\$200.00	BOARD 7/16/25
INFRAMARK LLC	6/17/2025	151861	\$4.14	\$4.14	Postage
MICHAEL FOLEY	7/16/2025	MF-071625	\$200.00	\$200.00	BOARD 7/16/25
TIMES PUBLISHING COM	7/16/2025	43703-071625	\$1,148.00	\$1,148.00	Legal Ad
WILLIAM MARK BERRA	7/16/2025	WB-071625	\$200.00	\$200.00	BOARD 7/16/25
Regular Services Subtotal			\$2,204.64	\$2,204.64	
TOTAL			\$9,621.30	\$9,621.30	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2025
10559617
\$3,000.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/31/2025

Monthly Lake Services Per Signed Agreement.
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

3,000.00

Breakdown as follows:
Mandolin Estates \$2,490.00
Highland Park \$ 510.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$3,000.00

INVOICE NO. 19471

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

TO:

DATE:

Part place
2005 Pan Am Cir
Tampa, FL
c/o Part place CDD

[illegible]



PARK PLACE CDD

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

 PIN:
9579

 Billing Date:
Jun 22, 2025

 Billing Period:
Jun 22 - Jul 21, 2025

Hi PARK PLACE CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$198.46
Payment received by Jun 22, thank you	-\$198.46

Service summary

	Previous month	Current month
Bundle	\$152.98	\$152.98
Other	\$3.49	↑\$4.50
Taxes and Fees	\$41.99	\$41.99
Total services	\$198.46	\$199.47
Total balance		\$199.47

Total balance

\$199.47
 Auto Pay is scheduled
Jul 16


Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>


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

6790 0107 NO RP 22 06242025 NNNNNNNN 01 000085 0001

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


You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



3070018138188068022619000000000000000199475



PARK PLACE CDD Account Number:
813-818-8068-022619-5

PIN:
9579

Billing Date:
Jun 22, 2025

Billing Period:
Jun 22 - Jul 21, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Bundle		
Monthly Charges		
06.22-07.21	Frontier Freedom for Business	\$116.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$152.98
 Other Charges		
Monthly Charges		
06.22-07.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
 Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$17.20
	Federal USF Recovery Charge	\$3.30
	Federal Excise Tax	\$0.40
	Federal Taxes	\$20.90
	FL State Communications Services Tax	\$8.54
	County Communications Services Tax	\$8.33
	FL State Gross Receipts Tax	\$3.49
	Hillsborough County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.25
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$21.09
Taxes and Fees Total		\$41.99
Total current month charges		\$199.47

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$194.97 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.



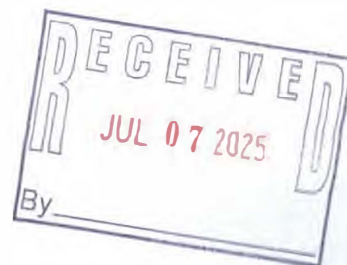
Billing Date:
Jul 01, 2025

Billing Period:
Jul 01 - Jul 31, 2025

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Service summary		Previous month	Current month
	Phone	\$111.39	↓\$111.17
	Other	\$4.50	\$4.50
	Taxes and Fees	\$34.45	↓\$34.02
Total services		\$150.34	\$149.69
Total balance			\$149.69

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



6790 0107 NO RP 01 07022025 NNNNNNNN 01 000834 0005

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



647000813818705802261900000000000000149695



PARK PLACE CDD Account Number:
813-818-7058-022619-5

PIN:
0363

Billing Date:
Jul 01, 2025
Billing Period:
Jul 01 - Jul 31, 2025

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Phone

Monthly Charges

07.01-07.31	Business Line	\$61.00
	Federal Primary Carrier Multi Line Charge	\$14.99
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Long Distance Business Plan	\$4.99
	Frontier Roadwork Recovery Surcharge	\$4.00
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00

Phone Total **\$111.17**



Other Charges

Monthly Charges

07.01-07.31	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total **\$4.50**



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.24
Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$2.32
Federal Taxes	\$18.95
FL State Communications Services Tax	\$6.29
County Communications Services Tax	\$6.14
FL State Gross Receipts Tax	\$1.99
Hillsborough County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.17
FL Telecommunications Relay Service	\$0.08
State Taxes	\$15.07

Taxes and Fees Total **\$34.02**

Total current month charges **\$149.69**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$145.19 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30161
Terms: Due on receipt
Invoice date: 06/01/2025
Due date: 06/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance:			
2.		Grounds Maintenance Services	Turf Maintenance	1	\$7,936.13	\$7,936.13
3.		Grounds Maintenance Services	Shrub & Groundcover Maintenance	1	\$2,500.00	\$2,500.00
4.		Arbor Care	Tree Maintenance	1	\$750.00	\$750.00
5.		Grounds Maintenance Services	General Site Maintenance: Trash & Debris Disposal	1	\$1,000.00	\$1,000.00
6.		Sales	Irrigation System	1	\$1,500.00	\$1,500.00
Total						\$13,686.13



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

Statement Date: June 25, 2025

Amount Due: \$36.33

Due Date: July 16, 2025
Account #: 221006630208

DO NOT PAY. Your account will be drafted on July 16, 2025

Account Summary

Current Service Period: May 21, 2025 - June 19, 2025

Previous Amount Due	\$33.96
Payment(s) Received Since Last Statement	-\$33.96

Current Month's Charges	\$36.33
-------------------------	---------

Amount Due by July 16, 2025 \$36.33

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

Your Energy Insight



Your average daily kWh used was **20% lower** than the same period last year.

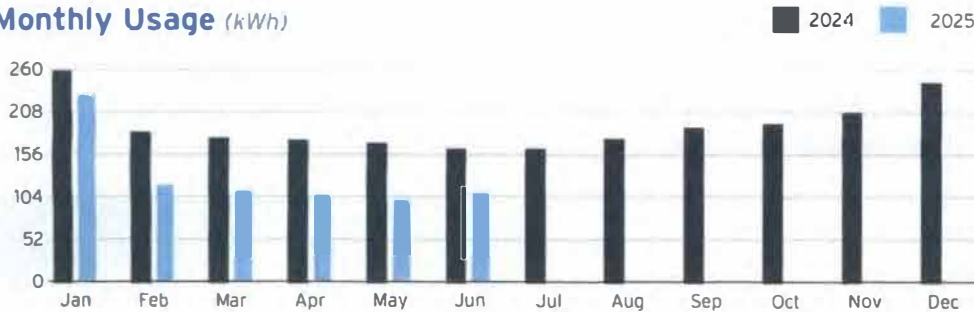


Your average daily kWh used was **33.33% higher** than it was in your previous period.

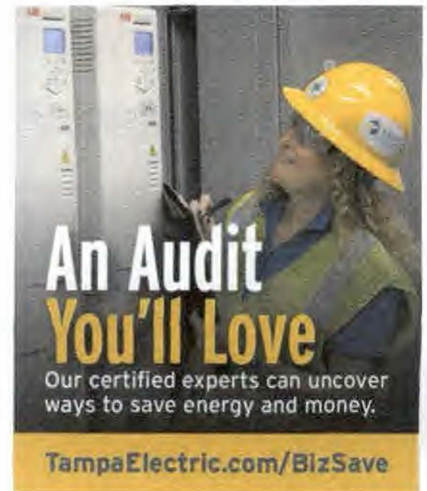


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006630208

Due Date: July 16, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$36.33

Payment Amount: \$ _____

615582017739

Your account will be
drafted on July 16, 2025



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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



PARK PLACE CDD
11000 WINDSOR PLACE CIR, MP
TAMPA, FL 33626-2684

Statement Date: June 25, 2025

Amount Due: \$527.76

Due Date: July 16, 2025
Account #: 211031201026

DO NOT PAY. Your account will be drafted on July 16, 2025

Account Summary

Current Service Period: May 21, 2025 - June 20, 2025

Previous Amount Due	\$470.79
Payment(s) Received Since Last Statement	-\$470.79
Current Month's Charges	\$527.76

Amount Due by July 16, 2025 \$527.76

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

Your Energy Insight

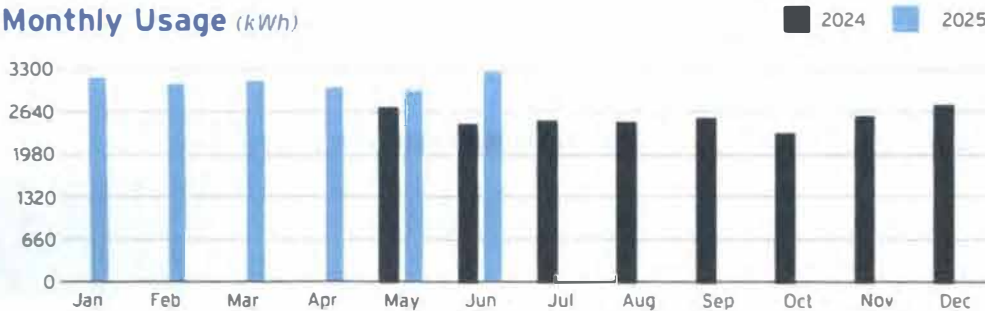
 Your average daily kWh used was **29.63% higher** than the same period last year.

 Your average daily kWh used was **2.94% higher** than it was in your previous period.

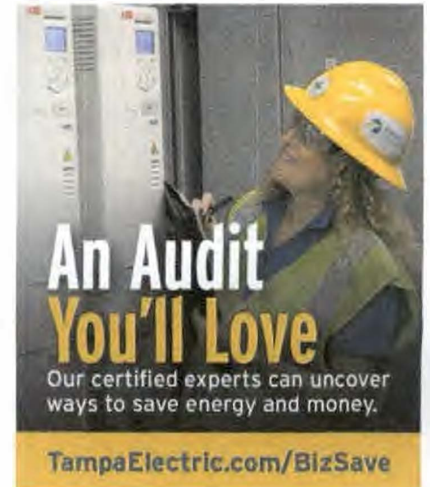


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211031201026
Due Date: July 16, 2025

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$527.76

Payment Amount: \$ _____

684717530559

Your account will be
drafted on July 16, 2025



00006267 FTECO106252523403410 000000 02 00000000 13519 004
PARK PLACE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
11000 WINDSOR PLACE CIR
MP, TAMPA, FL 33626-2684

Account #: 211031201026
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Meter Read

Service Period: May 21, 2025 - Jun 20, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000236522	06/20/2025	35,780	32,512	3,268 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	3,268 kWh @ \$0.08641/kWh	\$282.39
Fuel Charge	3,268 kWh @ \$0.03391/kWh	\$110.82
Storm Protection Charge	3,268 kWh @ \$0.00577/kWh	\$18.86
Clean Energy Transition Mechanism	3,268 kWh @ \$0.00418/kWh	\$13.66
Storm Surcharge	3,268 kWh @ \$0.02121/kWh	\$69.31
Florida Gross Receipt Tax		\$13.19
Electric Service Cost		\$527.76

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$527.76

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: June 25, 2025

Amount Due: \$523.23

Due Date: July 16, 2025
Account #: 221006629085

DO NOT PAY. Your account will be drafted on July 16, 2025

Account Summary

Current Service Period: May 21, 2025 - June 19, 2025

Previous Amount Due	\$502.61
Payment(s) Received Since Last Statement	-\$502.61
Current Month's Charges	\$523.23

Amount Due by July 16, 2025 \$523.23

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

Your Energy Insight



Your average daily kWh used was **10.2% higher** than the same period last year.

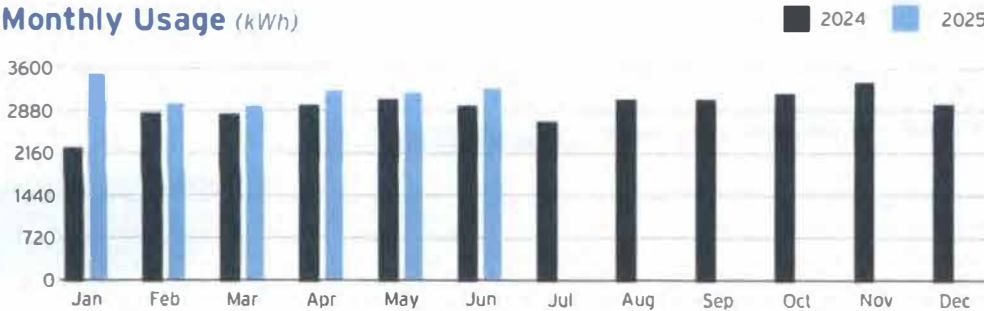


Your average daily kWh used was **1.82% lower** than it was in your previous period.

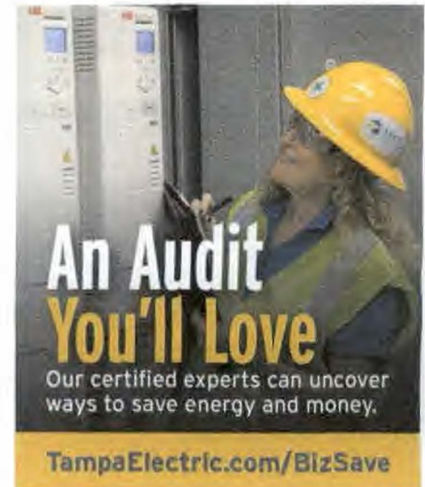


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006629085
Due Date: July 16, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless. Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$523.23

Payment Amount: \$ _____

615582017738

Your account will be
drafted on July 16, 2025



00006266 FTECO106252523403410 00000 02 00000000 13518 004

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Trimen Landscape
450 S TAYLOR RD
Seffner, FL 33584
813-863-9328



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

PO #
Invoice # 11878
Invoice Date 4/24/2025

Amount Due **\$66,478.00**

Email: invoices@trimenlandscape.com
Website: trimenlandscape.com

Date	Description	Qty	Price	Total
4/24/2025	Landscaping according to estimate #5251. Remaining balance	1.00	66478.00	66478.00

Terms	Due on receipt	Subtotal	66478.00
For	11282 Windsor Pl Cir, Tampa FL 33626	Sales Tax	
		Total	66478.00
		Amount Due	\$66,478.00

You can mail your payment to:

450 South Taylor Rd.
Seffner, FL 33584

Please notify our office once the payment has been sent.

Thank You For Your Business!

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/26/2025
10559657
\$1,600.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/26/2025

Replaced all the angle iron on the grate at Pond #11	1,600.00
Completed 6-24-25	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$1,600.00

Application and Certificate for Payment

TO OWNER: Park Place Community Dev District 2005 Pal Am Circle, Ste 300 Tampa, FL 33607	PROJECT: Park Place CDD	APPLICATION NO: 010 PERIOD TO: November 30, 2024	Distribution to: OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☒ FIELD: ☐ OTHER: ☐
FROM CONTRACTOR: Associated Construction Products 25352 Wesley Chapel Blvd. Lutz, FL 33559	VIA ARCHITECT: Celia R. Nichols, PLA, ASLA 18115 N. US Hwy 41, Suite 100 Lutz, FL 33549 813-298-8880	CONTRACT FOR: General Construction CONTRACT DATE: August 21, 2023 PROJECT NOS: / /	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703*, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$991,323.50
2. NET CHANGE BY CHANCE ORDERS	\$14,860.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$1,006,183.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,001,183.50
5. RETAINAGE:	
a. <u>5.00</u> % of Completed Work (Column D + E on G703)	\$50,059.18
b. <u>0</u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$50,059.18
6. TOTAL EARNED LESS RETAINAGE	\$951,124.32
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$908,773.80
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$42,350.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$55,059.18

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: By: [Signature] Date: November 25, 2024
State of: FL

County of: PASCO

Subscribed and sworn to before me this 25th day of November 2024



SARENA L. DRUMMOND
Commission # HH 304056
Expires August 23, 2026

Notary Public: Sarena L. Drummond
My Commission expires

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$42,350.52
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$14,860.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$14,860.00	\$0.00
NET CHANGES by Change Order		\$14,860.00

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PROGRESS BILLING

Application # 10
Period through 11/30/2024

SCHEDULE OF VALUES

WORK COMPLETED

Description	Scheduled	Changes	Contract	Previous Apps	Current	Total Completed & Stored	Percent complete	Balance	Retained
Landscape and Irrigation									
MOT	\$ 26,000.00		\$ 26,000.00	\$ 26,000.00		\$ 26,000.00	100%	\$ -	\$ 1,300.00
Landscaping	\$ 212,790.00		\$ 212,790.00	\$ 191,511.00	\$ 21,279.00	\$ 212,790.00	100%	\$ -	\$ 10,639.50
Irrigation	\$ 46,660.00		\$ 46,660.00	\$ 41,994.00	\$ 4,666.00	\$ 46,660.00	100%	\$ -	\$ 2,333.00
Bonding									
Performance Bond	\$ 8,563.50		\$ 8,563.50	\$ 8,563.50		\$ 8,563.50	100%	\$ -	\$ 428.18
New 6' & 8' Walls Ht. Buffer Wall									
6 Foot Site Walls	\$ 312,510.00		\$ 312,510.00	\$ 312,510.00		\$ 312,510.00	100%	\$ -	\$ 15,625.50
6 Foot Site Walls Painting	\$ 23,015.00		\$ 23,015.00	\$ 23,015.00		\$ 23,015.00	100%	\$ -	\$ 1,150.75
8 Foot Site Walls	\$ 19,625.00		\$ 19,625.00	\$ 19,625.00		\$ 19,625.00	100%	\$ -	\$ 981.25
8 Foot Site Walls Painting	\$ 1,245.00		\$ 1,245.00	\$ 1,245.00		\$ 1,245.00	100%	\$ -	\$ 62.25
Sign Wall	\$ 36,345.00		\$ 36,345.00	\$ 32,710.50	\$ 3,634.50	\$ 36,345.00	100%	\$ -	\$ 1,817.25
Sidewalk Repair Fund	\$ 30,000.00		\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	100%	\$ -	\$ 1,500.00
Wall Install MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Engineering	\$ 3,900.00		\$ 3,900.00	\$ 3,900.00		\$ 3,900.00	100%	\$ -	\$ 195.00
Demolition									
Tree & Shrub Removal w/MOT	\$ 140,000.00		\$ 140,000.00	\$ 140,000.00		\$ 140,000.00	100%	\$ -	\$ 7,000.00
Silt Fence	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	100%	\$ -	\$ 500.00
Wall Removal	\$ 66,000.00		\$ 66,000.00	\$ 66,000.00		\$ 66,000.00	100%	\$ -	\$ 3,300.00
Wall Removal MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Professional Services and Bonding									
As-Built Survey	\$ 5,000.00		\$ 5,000.00	\$ -		\$ -	0%	\$ 5,000.00	\$ -
Performance Bond	\$ 19,670.00		\$ 19,670.00	\$ 19,670.00		\$ 19,670.00	100%	\$ -	\$ 983.50
CHANGE ORDERS									
Hand-digging & Spread Footer		\$ 14,860.00	\$ 14,860.00	\$ 14,860.00		\$ 14,860.00	100%	\$ -	\$ 743.00
TOTALS:	\$ 991,323.50	\$ 14,860.00	\$ 1,006,183.50	\$ 956,604.00	\$ 44,579.50	\$ 1,001,183.50	99.50%	\$ 5,000.00	\$ 50,059.18

PROGRESS BILLING

Application # 11
Period through 1/31/2025

SCHEDULE OF VALUES

WORK COMPLETED

Description	Scheduled	Changes	Contract	Previous Apps	Current	Total Completed & Stored	Percent complete	Balance	Retained
Landscape and Irrigation									
MOT	\$ 26,000.00		\$ 26,000.00	\$ 26,000.00		\$ 26,000.00	100%	\$ -	\$ 1,300.00
Landscaping	\$ 212,790.00		\$ 212,790.00	\$ 212,790.00		\$ 212,790.00	100%	\$ -	\$ 10,639.50
Irrigation	\$ 46,660.00		\$ 46,660.00	\$ 46,660.00		\$ 46,660.00	100%	\$ -	\$ 2,333.00
Bonding									
Performance Bond	\$ 8,563.50		\$ 8,563.50	\$ 8,563.50		\$ 8,563.50	100%	\$ -	\$ 428.18
New 6' & 8' Walls Ht. Buffer Wall									
6 Foot Site Walls	\$ 312,510.00		\$ 312,510.00	\$ 312,510.00		\$ 312,510.00	100%	\$ -	\$ 15,625.50
6 Foot Site Walls Painting	\$ 23,015.00		\$ 23,015.00	\$ 23,015.00		\$ 23,015.00	100%	\$ -	\$ 1,150.75
8 Foot Site Walls	\$ 19,625.00		\$ 19,625.00	\$ 19,625.00		\$ 19,625.00	100%	\$ -	\$ 981.25
8 Foot Site Walls Painting	\$ 1,245.00		\$ 1,245.00	\$ 1,245.00		\$ 1,245.00	100%	\$ -	\$ 62.25
Sign Wall	\$ 36,345.00		\$ 36,345.00	\$ 36,345.00		\$ 36,345.00	100%	\$ -	\$ 1,817.25
Sidewalk Repair Fund	\$ 30,000.00		\$ 30,000.00	\$ 30,000.00		\$ 30,000.00	100%	\$ -	\$ 1,500.00
Wall Install MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Engineering	\$ 3,900.00		\$ 3,900.00	\$ 3,900.00		\$ 3,900.00	100%	\$ -	\$ 195.00
Demolition									
Tree & Shrub Removal w/MOT	\$ 140,000.00		\$ 140,000.00	\$ 140,000.00		\$ 140,000.00	100%	\$ -	\$ 7,000.00
Silt Fence	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	100%	\$ -	\$ 500.00
Wall Removal	\$ 66,000.00		\$ 66,000.00	\$ 66,000.00		\$ 66,000.00	100%	\$ -	\$ 3,300.00
Wall Removal MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Professional Services and Bonding									
As-Built Survey	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	100%	\$ -	\$ 250.00
Performance Bond	\$ 19,670.00		\$ 19,670.00	\$ 19,670.00		\$ 19,670.00	100%	\$ -	\$ 983.50
CHANGE ORDERS									
Hand-digging & Spread Footer		\$ 14,860.00	\$ 14,860.00	\$ 14,860.00		\$ 14,860.00	100%	\$ -	\$ 743.00
TOTALS:	\$ 991,323.50	\$ 14,860.00	\$ 1,006,183.50	\$ 1,001,183.50	\$ 5,000.00	\$ 1,006,183.50	100.00%	\$ -	\$ 50,309.18



Document G702® – 1992

Application and Certificate for Payment

TO OWNER: Park Place Community Dev District 2005 Pan Am Circle, Ste 300 Tampa, FL 33607	PROJECT: Park Place CDD	APPLICATION NO: 009	Distribution to:
FROM Associated Construction Products, Inc.	VIA	PERIOD TO: June 30, 2024	OWNER: ☐
CONTRACTOR: 25352 Wesley Chapel Blvd. Lutz, FL 33559	ARCHITECT: Celia R. Nichols, PLA, ASLA 18115 N. US Hwy 41, Suite 100 Lutz, FL 33549 813-298-8880	CONTRACT FOR: General Construction	ARCHITECT: ☐
		CONTRACT DATE: August 21, 2023	CONTRACTOR: ☒
		PROJECT NOS: / /	FIELD: ☐
			OTHER: ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$991,323.50
2. NET CHANGE BY CHANGE ORDERS	\$14,860.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$1,006,183.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$956,604.00
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$47,830.20
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$47,830.20
6. TOTAL EARNED LESS RETAINAGE	\$908,773.80
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$854,107.95
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 54,665.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$97,409.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$14,860.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$14,860.00	\$0.00
NET CHANGES by Change Order		\$14,860.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:	
By:	Date: June 25, 2024
State of: FL	
County of: PASCO	
Subscribed and sworn to before me this 25 th day of June 2024	
Notary Public:	
My Commission expires:	



SARENAL DRUMMOND
Commission # HH 304056
Expires August 23, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED	\$54,665.85
<i>(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)</i>	

ARCHITECT:	
By: _____	Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.	

PROGRESS BILLING

Application # 9
Period through 6/30/2024

SCHEDULE OF VALUES

WORK COMPLETED

Description	Scheduled	Changes	Contract	Previous Apps	Current	Total Completed & Stored	Percent complete	Balance	Retained
Landscape and Irrigation									
MOT	\$ 26,000.00		\$ 26,000.00	\$ 23,400.00	\$ 2,600.00	\$ 26,000.00	100%	\$ -	\$ 1,300.00
Landscaping	\$ 212,790.00		\$ 212,790.00	\$ 170,232.00	\$ 21,279.00	\$ 191,511.00	90%	\$ 21,279.00	\$ 9,575.55
Irrigation	\$ 46,660.00		\$ 46,660.00	\$ 23,330.00	\$ 18,664.00	\$ 41,994.00	90%	\$ 4,666.00	\$ 2,099.70
Bonding									
Performance Bond	\$ 8,563.50		\$ 8,563.50	\$ 8,563.50		\$ 8,563.50	100%	\$ -	\$ 428.18
New 6' & 8' Walls Ht. Buffer Wall									
6 Foot Site Walls	\$ 312,510.00		\$ 312,510.00	\$ 312,510.00		\$ 312,510.00	100%	\$ -	\$ 15,625.50
6 Foot Site Walls Painting	\$ 23,015.00		\$ 23,015.00	\$ 23,015.00		\$ 23,015.00	100%	\$ -	\$ 1,150.75
8 Foot Site Walls	\$ 19,625.00		\$ 19,625.00	\$ 19,625.00		\$ 19,625.00	100%	\$ -	\$ 981.25
8 Foot Site Walls Painting	\$ 1,245.00		\$ 1,245.00	\$ 1,245.00		\$ 1,245.00	100%	\$ -	\$ 62.25
Sign Wall	\$ 36,345.00		\$ 36,345.00	\$ 32,710.50		\$ 32,710.50	90%	\$ 3,634.50	\$ 1,635.53
Sidewalk Repair Fund	\$ 30,000.00		\$ 30,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	50%	\$ 15,000.00	\$ 750.00
Wall Install MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Engineering	\$ 3,900.00		\$ 3,900.00	\$ 3,900.00		\$ 3,900.00	100%	\$ -	\$ 195.00
Demolition									
Tree & Shrub Removal w/MOT	\$ 140,000.00		\$ 140,000.00	\$ 140,000.00		\$ 140,000.00	100%	\$ -	\$ 7,000.00
Silt Fence	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	100%	\$ -	\$ 500.00
Wall Removal	\$ 66,000.00		\$ 66,000.00	\$ 66,000.00		\$ 66,000.00	100%	\$ -	\$ 3,300.00
Wall Removal MOT	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00		\$ 15,000.00	100%	\$ -	\$ 750.00
Professional Services and Bonding									
As-Built Survey	\$ 5,000.00		\$ 5,000.00	\$ -		\$ -	0%	\$ 5,000.00	\$ -
Performance Bond	\$ 19,670.00		\$ 19,670.00	\$ 19,670.00		\$ 19,670.00	100%	\$ -	\$ 983.50
CHANGE ORDERS									
Hand-digging & Spread Footer		\$ 14,860.00	\$ 14,860.00	\$ 14,860.00		\$ 14,860.00	100%	\$ -	\$ 743.00
TOTALS:	\$ 991,323.50	\$ 14,860.00	\$ 1,006,183.50	\$ 899,061.00	\$ 57,543.00	\$ 956,604.00	95.07%	\$ 49,579.50	\$ 47,830.20

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Park Place CDD
Attn: Christina Newsome
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Invoice no.: 3596
Terms: Due on receipt
Invoice date: 07/01/2025
Due date: 07/01/2025

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	MANDOLIN RESERVE -- Pull up existing u-channel post and remove the street signs, dispose of the old ONE WAY signs and u-post. Transfer the STOP and DIVIDED HIGHWAY signs to the new post using (4) black sign post clamps. Install with cement (1) new 15-ft decorative fluted black post with europa base and black 12-inch sign blade holder post cap for (1) new ONE WAY (36x12) double-faced sign.	1	\$900.00	\$900.00
2.	Install (Signage)	WINDSOR PLACE -- Pull up existing u-channel post and remove the street signs, dispose of the old ONE WAY signs and u-post. Transfer the STOP and DIVIDED HIGHWAY signs to the new post using (4) black sign post clamps. Install with cement (1) new 15-ft decorative fluted black post with europa base and black 12-inch sign blade holder post cap for (1) new ONE WAY (36x12) double-faced sign.	1	\$900.00	\$900.00
Total					\$1,800.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2025
10559617
\$3,000.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/31/2025

Monthly Lake Services Per Signed Agreement.
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

3,000.00

Breakdown as follows:
Mandolin Estates \$2,490.00
Highland Park \$ 510.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$3,000.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30161
Terms: Due on receipt
Invoice date: 06/01/2025
Due date: 06/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance:			
2.		Grounds Maintenance Services	Turf Maintenance	1	\$7,936.13	\$7,936.13
3.		Grounds Maintenance Services	Shrub & Groundcover Maintenance	1	\$2,500.00	\$2,500.00
4.		Arbor Care	Tree Maintenance	1	\$750.00	\$750.00
5.		Grounds Maintenance Services	General Site Maintenance: Trash & Debris Disposal	1	\$1,000.00	\$1,000.00
6.		Sales	Irrigation System	1	\$1,500.00	\$1,500.00
Total						\$13,686.13



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	06/24/2025	07/15/2025

Service Address: 14731 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599849	05/20/2025	484691	06/18/2025	484691	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.94

Summary of Account Charges

Previous Balance \$-142.54
Net Payments \$0.00
Credit Amount \$-142.54
Total Account Charges **\$5.94**

AMOUNT DUE	\$-136.60
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Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2,440 0

DUE DATE	07/15/2025
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**Auto Pay Scheduled
DO NOT PAY**



0034783000002 00000136606



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

Summary of Account Charges

Previous Balance	\$63.73
Net Payments - Thank You	\$-63.73
Total Account Charges	\$146.59
AMOUNT DUE	\$146.59

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1.133 0

DUE DATE

07/03/2025

**Auto Pay Scheduled
DO NOT PAY**



0019239990229 00000146597



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

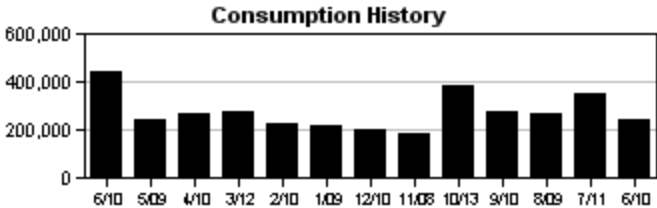
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	05/09/2025	530255	06/10/2025	534664	440900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$119.89
Total Service Address Charges	\$119.89



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

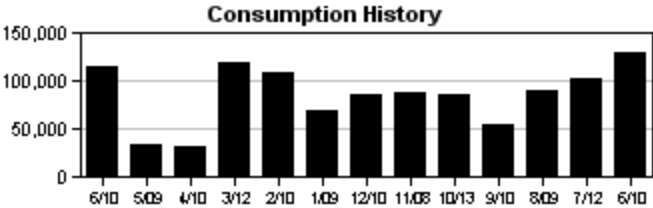
Service Address: 11698 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	05/09/2025	106305	06/10/2025	107459	115400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$26.70
Total Service Address Charges	\$26.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	06/24/2025	07/15/2025

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	05/20/2025	8508	06/18/2025	8527	1900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.74
Water Base Charge	\$12.52
Water Usage Charge	\$1.96

Summary of Account Charges

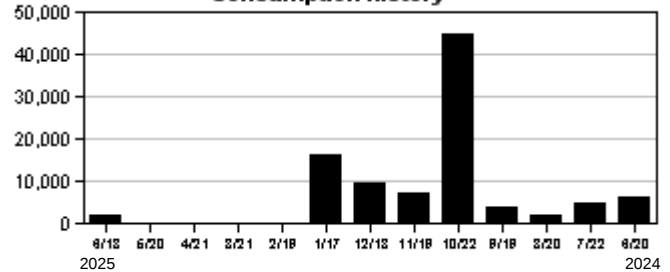
Previous Balance	\$18.95
Net Payments - Thank You	\$-18.95
Total Account Charges	\$26.25

AMOUNT DUE	\$26.25
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Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 2640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,914 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0026405100004 00000026252



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	06/24/2025	07/15/2025

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034976	05/20/2025	264231	06/18/2025	265622	139100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.55

Summary of Account Charges

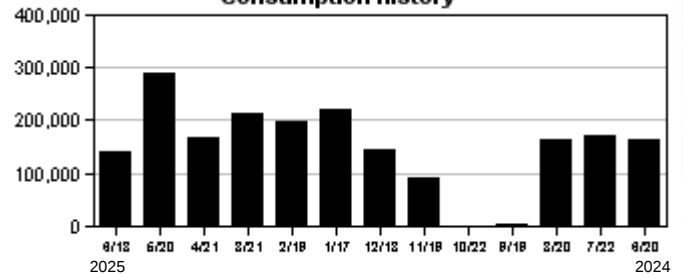
Previous Balance \$145.26
Net Payments - Thank You \$-145.26
Total Account Charges **\$36.55**

AMOUNT DUE	\$36.55
-------------------	----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

185 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0041216091904 00000036558



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	06/24/2025	07/15/2025

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	05/20/2025	16392	06/18/2025	16415	2300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$6.95
Water Base Charge	\$20.91
Water Usage Charge	\$2.37
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$15.00

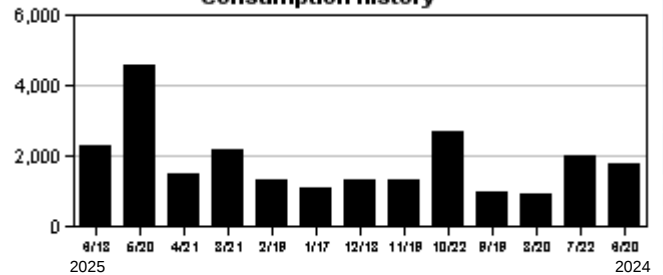
Summary of Account Charges

Previous Balance	\$126.16
Net Payments - Thank You	\$-126.16
Total Account Charges	\$101.86
AMOUNT DUE	\$101.86

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2.559 0

DUE DATE

07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0036405100003 00000101865



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	06/24/2025	07/15/2025

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	05/20/2025	299376	06/18/2025	299747	37100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.25

Summary of Account Charges

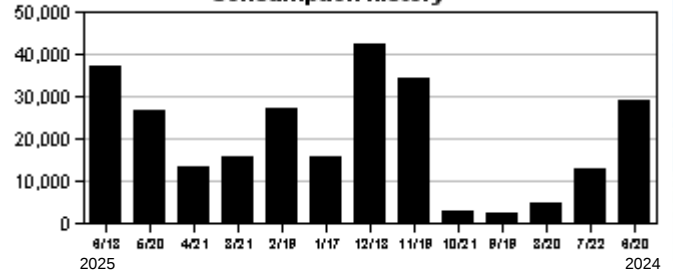
Previous Balance \$10.50
Net Payments - Thank You -\$10.50
Total Account Charges **\$12.25**

AMOUNT DUE	\$12.25
-------------------	----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

398 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0044783000001 00000012252



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	06/24/2025	07/15/2025

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	05/20/2025	527433	06/18/2025	528291	85800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$20.53

Summary of Account Charges

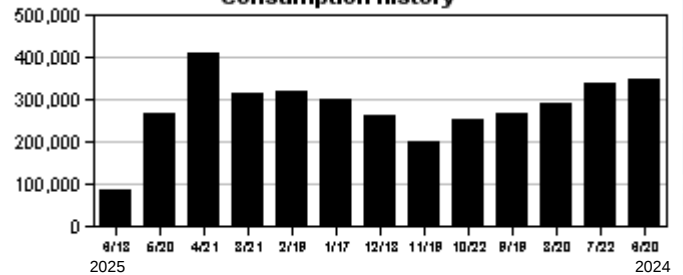
Previous Balance \$65.66
Net Payments - Thank You \$-65.66
Total Account Charges **\$20.53**

AMOUNT DUE	\$20.53
-------------------	----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

380 0

DUE DATE	07/15/2025
-----------------	-------------------

**Auto Pay Scheduled
DO NOT PAY**



0044398664746 00000020537

Amount Due: **\$132.33**

Due Date: July 16, 2025
Account #: 221008555171

DO NOT PAY. Your account will be drafted on July 16, 2025

Account Summary

Current Service Period: May 21, 2025 - June 19, 2025

Previous Amount Due	\$121.33
Payment(s) Received Since Last Statement	-\$121.33

Current Month's Charges	\$132.33
-------------------------	-----------------

Amount Due by July 16, 2025	\$132.33
------------------------------------	-----------------

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

Your Energy Insight

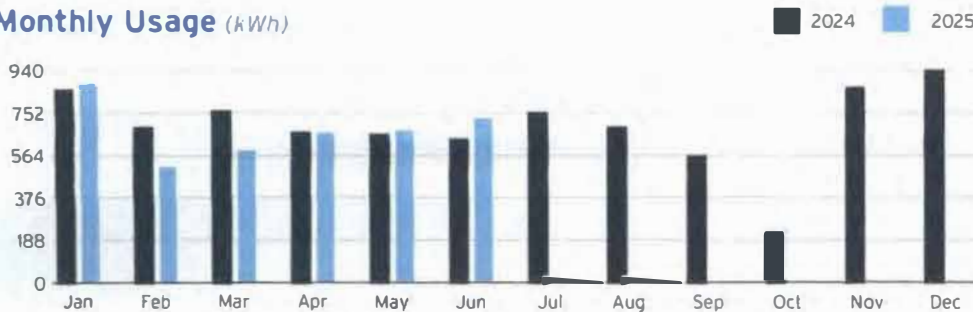
 Your average daily kWh used was **14.29% higher** than the same period last year.

 Your average daily kWh used was **4.35% higher** than it was in your previous period.

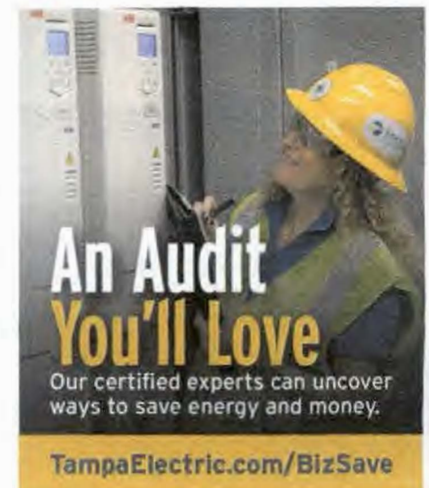


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008555171

Due Date: July 16, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$132.33**

Payment Amount: \$ _____

697062095959

Your account will be drafted on July 16, 2025



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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/30/2025
10559661
\$4,480.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/30/2025

Weir repaired at Pond #4 per Agreement dated 4-29-25	4,480.00
Completed 6-30-25	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Park Place CDD
Attn: Christina Newsome
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3597
Terms: Due on receipt
Invoice date: 07/01/2025
Due date: 07/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Estimate #1644 : (13) Various street name sign repairs (Per Bill) -- Work was completed on 07/01/25	1	\$1,525.00	\$1,525.00
Total					\$1,525.00



INVOICE

Park Place CDD
2654 Cypress Ridge Blvd, Ste 101
WESLEY CHAPEL FL 33544
USA

Invoice Date
May 13, 2025

Invoice Number
INV-0697

Reference
QU-0482

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
MISC	Water Feature Cleaning: Labor and Materials Completed 05/06/2025	1.00	620.00	620.00
			Subtotal	620.00
			TOTAL TAX	0.00
			TOTAL USD	620.00

Due Date: Jun 12, 2025

Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%



[View and pay online now](#)

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30341
Terms: Due on receipt
Invoice date: 06/17/2025
Due date: 06/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.28.25 14601- 14799 Brick Place *Repairs made on zones 3 & 5		\$0.00	\$0.00
2.		Sales	Hunter ICD-100	2	\$250.00	\$500.00
3.		Sales	Irritrol Solenoid	1	\$91.00	\$91.00
4.		Sales	Hunter Solenoid	1	\$61.00	\$61.00
5.		Sales	2-wire	10	\$2.00	\$20.00
6.		Sales	Labor-technician	6	\$65.00	\$390.00
Total						\$1,062.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30383
Terms: Due on receipt
Invoice date: 06/17/2025
Due date: 06/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 6.3.25 Target area: *Highland Park Scope of Work: *Install a new Hunter ACC2 Controller with communications at Highland Park. The objective is to replace an outdated controller that is difficult to repair due to obsolete parts. Based on further evaluation, more expansion modules may be needed. Materials: *Hunter ACC2 Controller *Communications Module (yearly communication fee of \$240.00) *75D Expansion Module (each, if needed) *Hunter Rain sensor *All Labor and materials included.	1	\$4,330.35	\$4,330.35
Total						\$4,330.35

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2025
10559617
\$3,000.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/31/2025

Monthly Lake Services Per Signed Agreement.
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

3,000.00

Breakdown as follows:
Mandolin Estates \$2,490.00
Highland Park \$ 510.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$3,000.00

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



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

Invoice #	16974
Invoice Date	07-01-25
Balance Due	\$99.00

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	*Email Licensing for the month of November* Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. . Seat1@parkplacecdd.org . Seat2@parkplacecdd.org . Seat3@parkplacecdd.org . Seat4@parkplacecdd.org . Seat5@parkplacecdd.org . Admin for eDiscovery email auditing	\$16.50	6.0	\$99.00

Subtotal	\$99.00
Tax	\$0.00
Invoice Total	\$99.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$99.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30161
Terms: Due on receipt
Invoice date: 06/01/2025
Due date: 06/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance:			
2.		Grounds Maintenance Services	Turf Maintenance	1	\$7,936.13	\$7,936.13
3.		Grounds Maintenance Services	Shrub & Groundcover Maintenance	1	\$2,500.00	\$2,500.00
4.		Arbor Care	Tree Maintenance	1	\$750.00	\$750.00
5.		Grounds Maintenance Services	General Site Maintenance: Trash & Debris Disposal	1	\$1,000.00	\$1,000.00
6.		Sales	Irrigation System	1	\$1,500.00	\$1,500.00
Total						\$13,686.13

INVOICE

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

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



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

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

Invoice details

Invoice no.: 6222
Terms: Due on receipt
Invoice date: 06/26/2025
Due date: 06/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	4/15/25 to 5/16/25 Playground bathroom cleaning services 4 weeks 1 time per week	4	\$81.25	\$325.00
2.		Labor	Park fountain maintenance 4 weeks 1 time per week	4	\$75.00	\$300.00
3.		Labor	4 park cans through out the neighborhood dumped 4 weeks 1 time per week	4	\$35.00	\$140.00
4.		Material	Toilet paper and hand towels	1	\$50.00	\$50.00
5.		Sales	Blow off leaves and debris on entire playground 4 weeks 1 time per week	4	\$40.00	\$160.00

Total \$975.00

Note to customer

We found that the automatic invoice system we implemented in Nov did not send out your invoices. sorry for this inconvenience. Please remit payment Thank you



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	06/24/2025	07/15/2025

Service Address: 14731 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599849	05/20/2025	484691	06/18/2025	484691	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.94

Summary of Account Charges

Previous Balance \$-142.54
Net Payments \$0.00
Credit Amount \$-142.54
Total Account Charges **\$5.94**

AMOUNT DUE \$-136.60

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2,440 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0034783000002 00000136606



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

Summary of Account Charges

Previous Balance	\$63.73
Net Payments - Thank You	\$-63.73
Total Account Charges	\$146.59
AMOUNT DUE	\$146.59

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1.133 0

DUE DATE

07/03/2025

**Auto Pay Scheduled
DO NOT PAY**



0019239990229 00000146597



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

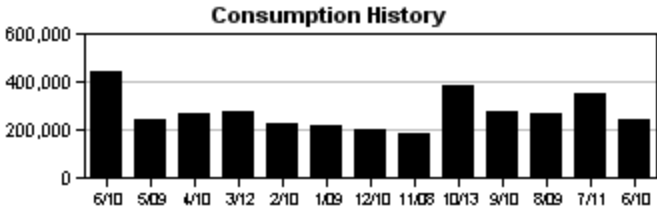
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	05/09/2025	530255	06/10/2025	534664	440900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$119.89
Total Service Address Charges	\$119.89



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	06/12/2025	07/03/2025

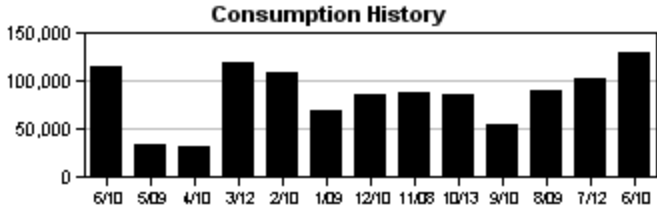
Service Address: 11698 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	05/09/2025	106305	06/10/2025	107459	115400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$26.70
Total Service Address Charges	\$26.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	06/24/2025	07/15/2025

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	05/20/2025	8508	06/18/2025	8527	1900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.74
Water Base Charge	\$12.52
Water Usage Charge	\$1.96

Summary of Account Charges

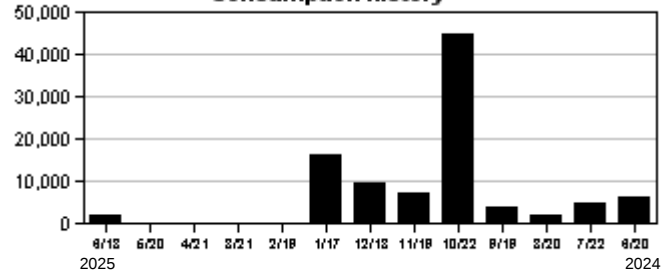
Previous Balance	\$18.95
Net Payments - Thank You	\$-18.95
Total Account Charges	\$26.25

AMOUNT DUE	\$26.25
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Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 2640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,914 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0026405100004 00000026252



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	06/24/2025	07/15/2025

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034976	05/20/2025	264231	06/18/2025	265622	139100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.55

Summary of Account Charges

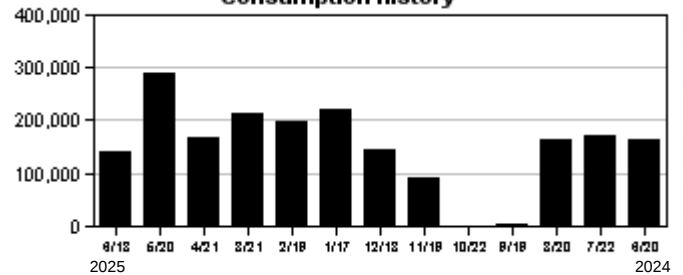
Previous Balance \$145.26
Net Payments - Thank You \$-145.26
Total Account Charges **\$36.55**

AMOUNT DUE	\$36.55
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Notice

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Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

185 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0041216091904 00000036558



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	06/24/2025	07/15/2025

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	05/20/2025	16392	06/18/2025	16415	2300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$6.95
Water Base Charge	\$20.91
Water Usage Charge	\$2.37
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$15.00

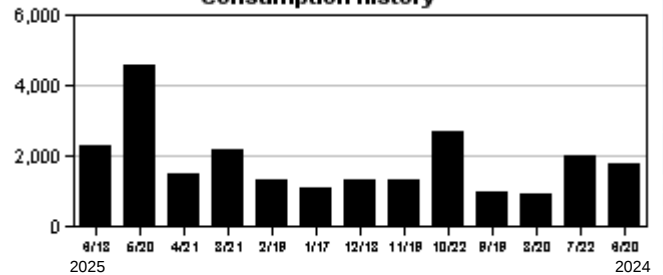
Summary of Account Charges

Previous Balance	\$126.16
Net Payments - Thank You	\$-126.16
Total Account Charges	\$101.86
AMOUNT DUE	\$101.86

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2.559 0

DUE DATE

07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0036405100003 00000101865



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	06/24/2025	07/15/2025

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	05/20/2025	299376	06/18/2025	299747	37100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.25

Summary of Account Charges

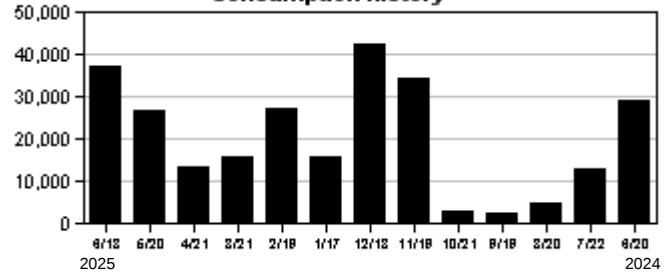
Previous Balance \$10.50
Net Payments - Thank You -\$10.50
Total Account Charges **\$12.25**

AMOUNT DUE \$12.25

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

398 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0044783000001 00000012252



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	06/24/2025	07/15/2025

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	05/20/2025	527433	06/18/2025	528291	85800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$20.53

Summary of Account Charges

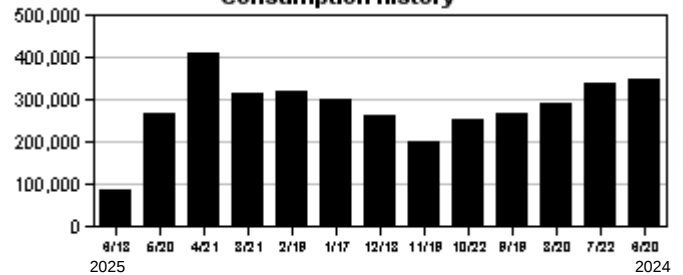
Previous Balance \$65.66
Net Payments - Thank You \$-65.66
Total Account Charges **\$20.53**

AMOUNT DUE	\$20.53
-------------------	----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

380 0

DUE DATE 07/15/2025

**Auto Pay Scheduled
DO NOT PAY**



0044398664746 00000020537

Amount Due: **\$132.33**

Due Date: July 16, 2025
Account #: 221008555171

DO NOT PAY. Your account will be drafted on July 16, 2025

Account Summary

Current Service Period: May 21, 2025 - June 19, 2025

Previous Amount Due	\$121.33
Payment(s) Received Since Last Statement	-\$121.33

Current Month's Charges	\$132.33
-------------------------	-----------------

Amount Due by July 16, 2025	\$132.33
------------------------------------	-----------------

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

Your Energy Insight

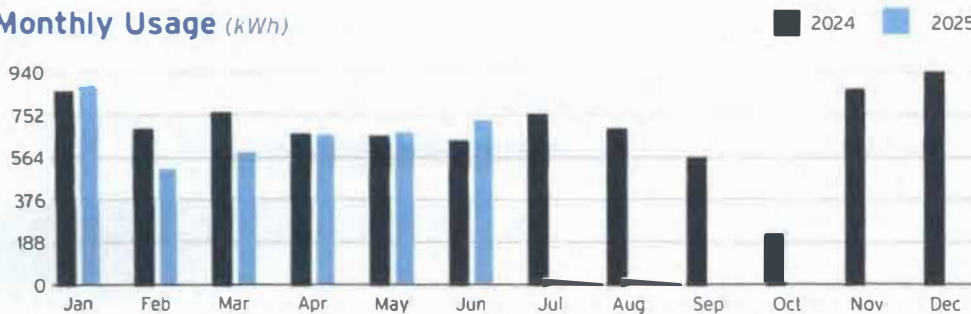
 Your average daily kWh used was **14.29% higher** than the same period last year.

 Your average daily kWh used was **4.35% higher** than it was in your previous period.

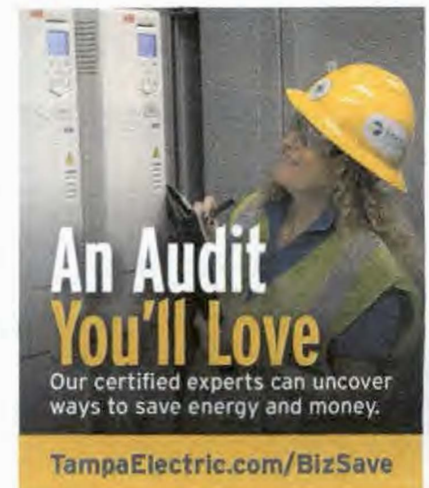


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008555171

Due Date: July 16, 2025

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$132.33**

Payment Amount: \$ _____

697062095959

Your account will be drafted on July 16, 2025



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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/30/2025
10559661
\$4,480.00

Bill To
Park Place CDD c/o Inframark 210 N. Univerisity Dr, Ste. 702 Coral Springs, FL 33071

Due Date
Net 30
7/30/2025

Weir repaired at Pond #4 per Agreement dated 4-29-25	4,480.00
Completed 6-30-25	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Park Place Community Development District
2005 Pan Am Circle Suite 300
Tampa, florida 33607

Ship to
Park Place Community Development District
5236 Boardwalk St
Holiday, Florida 34690
United States

Invoice details
Invoice no.: 30383
Terms: Due on receipt
Invoice date: 06/17/2025
Due date: 06/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 6.3.25 Target area: *Highland Park Scope of Work: *Install a new Hunter ACC2 Controller with communications at Highland Park. The objective is to replace an outdated controller that is difficult to repair due to obsolete parts. Based on further evaluation, more expansion modules may be needed. Materials: *Hunter ACC2 Controller *Communications Module (yearly communication fee of \$240.00) *75D Expansion Module (each, if needed) *Hunter Rain sensor *All Labor and materials included.	1	\$4,330.35	\$4,330.35

Total \$4,330.35



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Park Place CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
152943

CUSTOMER ID
C2302

PO#

DATE
7/1/2025

NET TERMS
Due On Receipt

DUE DATE
7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	2,583.33		2,583.33
District Management	1	Ea	4,833.33		4,833.33
Subtotal					7,416.66

Subtotal	\$7,416.66
Tax	\$0.00
Total Due	\$7,416.66

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01242H

Date 05/02/2025

Attn:
Park Place CDD - Inframark
11740 CASA LAGO LANE
TAMPA FL 33626

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01242H

\$52.50

Notice of Budget Workshop

RE: Park Place CDD Budget Workshop on 5/9/25 @ 11:00 AM

Published: 5/2/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$52.50

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Park Place Community Development District will hold a Budget Workshop on May 9, 2025, at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessments") for the Fiscal Year 2025-2026 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda and budget(s) may be obtained from the District Manager, via email at christina.newsome@inframark.com, Ph: 954-603-0033 during normal business hours or from the District's website.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office via Phone at 954-603-0033 at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Christina Newsome, District Manager
May 2, 2025

25-01242H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Attendance Confirmation

for
Board of Supervisors

District Name:

Park Place CDD

Board Meeting Date:

July 16, 2025

In
Attendance
Please X

Name		Paid	
1	Cathy Powell	X	\$200
2	William Berra	X	\$200
3	Eric Bullard	X	\$200
4	Erica Lavina	X	\$200
5	Mike Foley	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Christina Newsome

District Manager Signature

7/16/2025

Date

Attendance Confirmation
for
Board of Supervisors

District Name:

Park Place CDD

Board Meeting Date:

July 16, 2025

		In Attendance Please X	
Name			Paid
1	Cathy Powell	X	\$200
2	William Berra	X	\$200
3	Eric Bullard	X	\$200
4	Erica Lavina	X	\$200
5	Mike Foley	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Christina Newsome

District Manager Signature

7/16/2025

Date

Attendance Confirmation
for
Board of Supervisors

District Name:

Park Place CDD

Board Meeting Date:

July 16, 2025

Name		In Attendance Please X	Paid
1	Cathy Powell	X	\$200
2	William Berra	X	\$200
3	Eric Bullard	X	\$200
4	Erica Lavina	X	\$200
5	Mike Foley	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

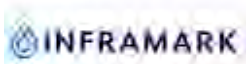
Approved for payment:

Christina Newsome

District Manager Signature

7/16/2025

Date



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151861

DATE

6/17/2025

CUSTOMER ID

C2302

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

BILL TO

Park Place CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.69		4.14
Subtotal					4.14

Subtotal \$4.14

Tax \$0.00

Total Due \$4.14

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation
for
Board of Supervisors

District Name:

Park Place CDD

Board Meeting Date:

July 16, 2025

Name		In Attendance Please X	Paid
1	Cathy Powell	X	\$200
2	William Berra	X	\$200
3	Eric Bullard	X	\$200
4	Erica Lavina	X	\$200
5	Mike Foley	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Christina Newsome

District Manager Signature

7/16/2025

Date

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/16/25-7/16/25	PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB117357
Total Amount Due	Invoice Number	
\$1,148.00	43703-071625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/16/25	43703	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x7.00 IN	\$1,146.00
					Affidavit Fee			\$2.00
7/16/25	7/16/25	43703	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x7.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/16/25-7/16/25	PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB117357
Total Amount Due	Invoice Number	
\$1,148.00	43703-071625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

PARK PLACE CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

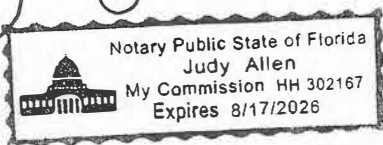
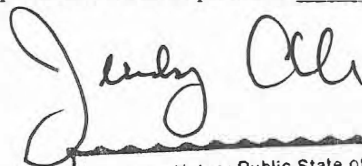
Signature of Affiant 

Sworn to and subscribed before me this 07/16/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Park Place Community Development District

The Board of Supervisors (the **"Board"**) of the Park Place Community Development District (the **"District"**) will hold a public hearing and a meeting on August 20, 2025, at 11:00 a.m. at the Lake House Located at 11740 Casa Lago Lane, Tampa, Florida 33626.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the **"O&M Assessments"**).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the

meeting <https://www.parkplacecdd.org/> or may be obtained by contacting the District Manager's office via email at christina.newsome@inframark.com or via phone at 813-873-7300

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Annual Assessments ⁽¹⁾												
Lot Size	ERU Factor	Lot Count	Total ERUs	Debt Service - Series 2021-1	Debt Service - Series 2021-2	Admin General Fund 100	Windsor Mandolin General Fund 101	Highland/ School General Fund 102	Mixed Use General Fund 103	Fiscal Year 2026 Total	Fiscal Year 2025 Total	Total Incr/Dec in Annual Assmt (%)
Mandolin ¹												
Single Family 30'	1.75	101	176.75	\$892.39	\$ -	\$ 282.56	\$ 1,066.84	\$ -	\$ -	\$ 2,241.80	\$ 2,034.00	\$ 207.80
Single Family 60'	2.00	108	216.00	\$1,019.87	\$ -	\$ 282.56	\$ 1,066.84	\$ -	\$ -	\$ 2,369.28	\$ 2,161.48	\$ 207.80
		Subtotal		392.75								
Windsor ¹												
Townhome	1.00	182	182.00	\$509.94	\$ -	\$ 94.76	\$ 425.44	\$ -	\$ -	\$ 1,030.14	\$ 950.99	\$ 79.15
		Subtotal		182.00								
Highland Park ¹												
Townhome 22'	0.88	40	35.20	\$0.00	\$ 725.70	\$ 245.98	\$ -	\$ 1,077.43	\$ -	\$ 2,049.13	\$ 1,843.93	\$ 205.20
Townhome 25'/26'	0.90	60	54.00	\$0.00	\$ 742.28	\$ 245.98	\$ -	\$ 1,081.33	\$ -	\$ 2,069.59	\$ 1,863.84	\$ 205.76
Townhome 28'	0.95	25	23.75	\$0.00	\$ 783.75	\$ 245.98	\$ -	\$ 1,091.02	\$ -	\$ 2,120.75	\$ 1,913.61	\$ 207.14
Single Family 40'	1.00	58	46.40	\$0.00	\$ 825.22	\$ 245.98	\$ -	\$ 1,100.71	\$ -	\$ 2,171.91	\$ 1,963.38	\$ 208.53
Single Family 50'	1.25	44	44.00	\$0.00	\$ 1,030.90	\$ 245.98	\$ -	\$ 1,148.77	\$ -	\$ 2,425.65	\$ 2,210.25	\$ 215.41
Single Family 70'	1.75	54	75.60	\$0.00	\$ 1,443.93	\$ 245.98	\$ -	\$ 1,243.28	\$ -	\$ 2,935.18	\$ 2,705.97	\$ 229.21
Single Family 80'	2.00	29	46.40	\$0.00	\$ 1,650.44	\$ 245.98	\$ -	\$ 1,293.53	\$ -	\$ 3,189.95	\$ 2,953.83	\$ 236.12
Single Family 90'	2.25	5	9.00	\$0.00	\$ 1,836.12	\$ 245.98	\$ -	\$ 1,341.60	\$ -	\$ 3,443.70	\$ 3,200.70	\$ 243.00
Single Family 150'	3.25	9	27.00	\$0.00	\$ 2,681.31	\$ 245.98	\$ -	\$ 1,354.45	\$ -	\$ 4,481.74	\$ 4,191.15	\$ 270.59
		Subtotal		314.20								
Mixed Use ²												
Apartments	0.35	239	83.65	\$0.00	\$ -	\$ 88.96	\$ -	\$ -	\$ 322.73	\$ 411.69	\$ 347.27	\$ 64.42
School	1.00	10	10.00	\$0.00	\$ 1,237.42	\$ 92.98	\$ -	\$ 289.13	\$ 412.47	\$ 2,032.00	\$ 1,912.60	\$ 119.40
Commercial	2.00	52	104.00	\$0.00	\$ -	\$ 770.36	\$ -	\$ -	\$ 2,766.22	\$ 3,536.58	\$ 2,982.79	\$ 553.79
		Subtotal		189.25		\$ 4,124.68						

Notations:

Total ERUs

⁽¹⁾ Annual assessments are adjusted for the County collection costs and January early payment discounts

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting without additional publication of notice. There may be occasions when staff or

Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Christina Newsome
District Manager



Attendance Confirmation
for
Board of Supervisors

District Name:

Park Place CDD

Board Meeting Date:

July 16, 2025

		In Attendance Please X	
Name			Paid
1	Cathy Powell	X	\$200
2	William Berra	X	\$200
3	Eric Bullard	X	\$200
4	Erica Lavina	X	\$200
5	Mike Foley	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Christina Newsome

District Manager Signature

7/16/2025

Date