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:
Angel Montagna, District Manager
Leland Wilson, District Counsel
Howard Neal, Field Services
Robert Dvorak, District Engineer
Jonathan Sciortino, Accountant
Melissa Williams, Administrative Assistant III

REVISED REGULAR MEETING AGENDA

Wednesday, November 19, 2025, at 11:00 a.m.

Join Teams Meeting

Meeting ID: 226 049 247 596 2 Passcode: W3C5UT2u

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.

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1. **Call to Order and Roll Call**
2. **Motion to Approve the Agenda**
3. **Audience Comments**– *Three- (3) Minute Time Limit*
4. **Staff Reports**

A. Accounting Staff Report

i. Consideration of October 2025 Financial Statements and Check Register……....Page 3

ii. Consideration of Operations and Maintenances Expenditures for October 2025……...Page 21

B. Consideration of Minutes from the Meeting held on October 15, 2025…….Page 110

C. Aquatics Report……...Page 115

i. Advanced Aquatic Fish Stocking Proposal……..Page 126

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD November 2025 Field Inspection Report……Page 127

b. Mandolin Estates November 2025 Field Inspection Report……..…....Page 139

c. Mandolin Reserve November 2025 Field Inspection Report……Page 143

d. Windsor Place November 2025 Field Inspection Report…….……Page 146

e. Windsor Wall Project November 2025……..Page 149

f. Highland Park Playground Inspection Proposal……Page 153

g. Inframark Annual Pressure Washing Proposal……..Page 154

h. Consideration of Bench Proposals……..…Page 155

E. District Engineer

i. Gothic Lane & Fountainhead Park Depressions List of Proposals…….Page 161

a. Consideration of Insituform Technologies LLC Proposal…….Page 162

b. Consideration of Finn Outdoors Proposal……..Page 167

c. Consideration of Crosscreek Environmental Proposal…….……..Page 168

d. Consideration of Sitemasters Proposal……...Page 169

F. District Counsel

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Melissa Williams, Administrative Assistant III

G. District Manager

5. Business Items

A. Consideration of RX Turf Restretch Proposal……..……..……..Page 170
B. Consideration of Waterside Environmental Care Proposal……..Page 171
C. Consideration of Easement Encroachment Agreement……Page 172
D. Consideration of Fountain Kings Proposal……...Page 179
E. Consideration of Monument Design Proposal……..Page 181
F. Consideration of Pine Lake Windsor Wall Relocation Proposal……..Page 185
G. Consideration of Pine Lake Irrigation Inspection Proposal……..Page 190
H. Consideration of Pine Lake Bus Stop Enhancement Proposal……..Page 199
I. Consideration of Pine Lake Mainline Irrigation Repair Proposal…….Page 204
J. Consideration of Pine Lake Oak Removal Proposal…….Page 209
K. Consideration of RX Turf Replacement Proposal…….....Page 214

7. Supervisor Requests

8. Audience Comments – *Three – (3) Minute Time Limit*

9. Adjournment

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

Park Place
Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	TOTAL
ASSETS								
Cash - Checking Account	$ 340,485	$ -	$ -	$ -	$ -	$ -	$ -	$ 340,485
Accounts Receivable - Other	327	-	-	-	-	-	-	327
Due From Other Funds	-	4,256	-	-	-	-	-	4,256
Investments:								
Acquisition & Construction Account	-	-	-	1,406	118,737	-	-	120,143
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	85,027	120,964	-	-	-	-	205,991
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	**$ 340,812**	**$ 89,290**	**$ 120,964**	**$ 1,406**	**$ 118,737**	**$ 14,086,199**	**$ 4,407,000**	**$ 19,164,408**
LIABILITIES								
Accounts Payable	$ 33,551	$ -	$ 4,390	$ 4,456	$ -	$ -	$ -	$ 42,397
Bonds Payable	-	-	-	-	-	-	4,407,000	4,407,000
Due To Other Funds	3,842	-	414	-	-	-	-	4,256
TOTAL LIABILITIES	**37,393**	**-**	**4,804**	**4,456**	**-**	**-**	**4,407,000**	**4,453,653**
FUND BALANCES								
Nonspendable:								
Deposits	10,777	-	-	-	-	-	-	10,777
Restricted for:								
Debt Service	-	89,290	116,160	-	-	-	-	205,450
Capital Projects	-	-	-	-	118,737	-	-	118,737
Assigned to:								
Operating Reserves	294,144	-	-	-	-	-	-	294,144
Unassigned:	(1,502)	-	-	(3,050)	-	14,086,199	-	14,081,647
TOTAL FUND BALANCES	**$ 303,419**	**$ 89,290**	**$ 116,160**	**$ (3,050)**	**$ 118,737**	**$ 14,086,199**	**$ -**	**$ 14,710,755**
TOTAL LIABILITIES & FUND BALANCES	**$ 340,812**	**$ 89,290**	**$ 120,964**	**$ 1,406**	**$ 118,737**	**$ 14,086,199**	**$ 4,407,000**	**$ 19,164,408**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	$ 167,620	$ -	$ (167,620)	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	**167,620**	**50**	**(167,570)**	**0.03%**
EXPENDITURES				
Administration				
Supervisor Fees	14,000	1,000	13,000	7.14%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	17,500	1,107	16,393	6.33%
District Engineer	17,500	-	17,500	0.00%
District Manager	52,500	2,042	50,458	3.89%
Accounting Services	31,000	2,208	28,792	7.12%
Auditing Services	5,500	-	5,500	0.00%
Email services	1,500	99	1,401	6.60%
Postage, Phone, Faxes, Copies	300	67	233	22.33%
Public Officials Insurance	7,100	4,752	2,348	66.93%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	300	-	300	0.00%
Postage and Resident Notices	300	-	300	0.00%
Website Administration	2,845	208	2,637	7.31%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	153,620	11,658	141,962	7.59%
Other Physical Environment				
Misc-Contingency	8,000	-	8,000	0.00%
Capital Improvements	6,000	-	6,000	0.00%
Total Other Physical Environment	14,000	-	14,000	0.00%
TOTAL EXPENDITURES	**167,620**	**11,658**	**155,962**	**6.96%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	(11,608)	(11,608)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	$ 347,583	$ -	$ (347,583)	0.00%
TOTAL REVENUES	**347,583**	**-**	**(347,583)**	**0.00%**
EXPENDITURES				
Administration				
General Liability	9,234	6,181	3,053	66.94%
Total Administration	9,234	6,181	3,053	66.94%
Utility Services				
Utility- Water/Waste	6,000	6,394	(394)	106.57%
Utility- Electric	12,500	653	11,847	5.22%
Total Utility Services	18,500	7,047	11,453	38.09%
Landscape Services				
Park Facility Janitorial	11,400	975	10,425	8.55%
Contracts-Aquatic Control	19,500	1,524	17,976	7.82%
Stormwater Assessment	13,000	-	13,000	0.00%
Contract- Landscape Highland Park	105,950	-	105,950	0.00%
Contract Landscape- Racetrack Road	17,100	-	17,100	0.00%
Amenity R&M	4,600	-	4,600	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	20,000	-	20,000	0.00%
R&M- Ponds	5,000	-	5,000	0.00%
Capital Reserve	21,832	-	21,832	0.00%
Total Landscape Services	228,382	2,499	225,883	1.09%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
Other Physical Environment				
Off Duty Sheriff's Deputies	1,467	-	1,467	0.00%
R&M-Streetlights	4,500	-	4,500	0.00%
R&M-Fountain	3,500	-	3,500	0.00%
R&M-Pressure Washing	7,500	-	7,500	0.00%
R&M-Entrance Monuments, Gates, Walls	1,500	-	1,500	0.00%
R&M - Amenity Center	5,000	-	5,000	0.00%
R&M-Sidewalk, Pavement, Signage	11,000	-	11,000	0.00%
Miscellaneous Maintenance	6,000	-	6,000	0.00%
Holiday Lighting & Decorations	20,000	9,000	11,000	45.00%
Total Other Physical Environment	60,467	9,000	51,467	14.88%
Reserves				
Misc-Contingency	31,000	-	31,000	0.00%
Total Reserves	31,000	-	31,000	0.00%
TOTAL EXPENDITURES & RESERVES	**347,583**	**24,727**	**322,856**	**7.11%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	(24,727)	(24,727)	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	$ 276,369	$ -	$ (276,369)	0.00%
TOTAL REVENUES	**276,369**	**-**	**(276,369)**	**0.00%**
EXPENDITURES				
Administration				
General Liability	6,465	4,327	2,138	66.93%
Total Administration	6,465	4,327	2,138	66.93%
Utility Services				
Utility- Water/Waste	1,000	-	1,000	0.00%
Utility- Electric	75,000	4,743	70,257	6.32%
Total Utility Services	76,000	4,743	71,257	6.24%
Landscape Services				
Contracts-Aquatic Control	15,500	4,011	11,489	25.88%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Contract- Landscape	88,404	-	88,404	0.00%
Plant Replacement Program	15,000	12,100	2,900	80.67%
Irrigation Maintenance	10,000	375	9,625	3.75%
R&M- Ponds	5,000	823	4,177	16.46%
Capital Reserve	27,000	-	27,000	0.00%
Total Landscape Services	161,904	17,309	144,595	10.69%
Other Physical Environment				
Gate Phone	5,000	163	4,837	3.26%
Sidewalk, Pavement, Signage R&M	10,000	545	9,455	5.45%
R&M-Pressure Washing	6,000	-	6,000	0.00%
R&M-Entrance Monuments, Gates, Walls	1,000	167	833	16.70%
R&M-Sidewalk, Pavement, Signage	3,000	-	3,000	0.00%
Holiday Lighting & Decorations	8,000	4,000	4,000	50.00%
Total Other Physical Environment	33,000	4,875	28,125	14.77%
TOTAL EXPENDITURES	**277,369**	**31,254**	**246,115**	**11.27%**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
Excess (deficiency) of revenues Over (under) expenditures	(1,000)	(31,254)	(30,254)	3125.40%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1,000)	-	1,000	0.00%
TOTAL FINANCING SOURCES (USES)	**(1,000)**	**-**	**1,000**	**0.00%**
Net change in fund balance	$ (1,000)	$ (31,254)	$ (28,254)	3125.40%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Special Assmnts- Tax Collector	$ 87,989	$ -	$ (87,989)	0.00%
TOTAL REVENUES	**87,989**	**-**	**(87,989)**	**0.00%**
EXPENDITURES				
Administration				
General Liability	3,231	2,163	1,068	66.95%
Total Administration	3,231	2,163	1,068	66.95%
Utility Services				
Utility- Water/Waste	2,000	2,131	(131)	106.55%
Utility- Electric	5,500	218	5,282	3.96%
Streetlights	433	-	433	0.00%
Total Utility Services	7,933	2,349	5,584	29.61%
Landscape Services				
Contracts-Aquatic Control	5,958	465	5,493	7.80%
Aquatic Maintenance	2,042	-	2,042	0.00%
Storm Drain Maintenance	650	-	650	0.00%
R&M-Other Landscape	500	-	500	0.00%
Contract- Landscape Highland Park	26,000	-	26,000	0.00%
Contract Landscape- Racetrack Road	6,500	-	6,500	0.00%
Amenity R&M	2,500	-	2,500	0.00%
Plant Replacement Program	3,500	-	3,500	0.00%
Miscellaneous Maintenance	500	-	500	0.00%
Irrigation Maintenance	8,000	-	8,000	0.00%
Capital Reserve	4,200	-	4,200	0.00%
Total Landscape Services	60,350	465	59,885	0.77%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
Other Physical Environment				
Park Facility Janitorial	950	-	950	0.00%
R&M-Fountain	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	3,500	-	3,500	0.00%
R&M-Pressure Washing	4,400	-	4,400	0.00%
Amenity R&M	1,500	-	1,500	0.00%
Decorative Light Maintenance	4,125	-	4,125	0.00%
Total Other Physical Environment	15,475	-	15,475	0.00%
TOTAL EXPENDITURES	**86,989**	**4,977**	**82,012**	**5.72%**
Excess (deficiency) of revenues Over (under) expenditures	1,000	(4,977)	(5,977)	-497.70%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1,000	-	(1,000)	0.00%
TOTAL FINANCING SOURCES (USES)	**1,000**	**-**	**(1,000)**	**0.00%**
Net change in fund balance	$ 1,000	$ (4,977)	$ (7,977)	-497.70%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Interest - Investments	$ -	$ 269	$ 269	0.00%
Special Assmnts- Tax Collector	266,588	-	(266,588)	0.00%
TOTAL REVENUES	**266,588**	**269**	**(266,319)**	**0.10%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	231,000	-	231,000	0.00%
Interest Expense	35,588	-	35,588	0.00%
Total Debt Service	266,588	-	266,588	0.00%
TOTAL EXPENDITURES	**266,588**	**-**	**266,588**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	269	269	0.00%
Net change in fund balance	$ -	$ 269	$ 269	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**89,021**		
FUND BALANCE, ENDING	**$ -**	**$ 89,290**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Interest - Investments	$ -	$ 381	$ 381	0.00%
Special Assmnts- Tax Collector	331,426	-	(331,426)	0.00%
TOTAL REVENUES	**331,426**	**381**	**(331,045)**	**0.11%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	274,000	-	274,000	0.00%
Interest Expense	57,426	-	57,426	0.00%
Total Debt Service	331,426	-	331,426	0.00%
TOTAL EXPENDITURES	**331,426**	**-**	**331,426**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	381	381	0.00%
Net change in fund balance	$ -	$ 381	$ 381	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**115,779**		
FUND BALANCE, ENDING	**$ -**	**$ 116,160**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Interest - Investments	$ -	$ 5	$ 5	0.00%
TOTAL REVENUES	**-**	**5**	**5**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	5	5	0.00%
Net change in fund balance	$ -	$ 5	$ 5	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**(3,055)**		
FUND BALANCE, ENDING	**$ -**	**$ (3,050)**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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
REVENUES				
Interest - Investments	$ -	$ 374	$ 374	0.00%
TOTAL REVENUES	**-**	**374**	**374**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	374	374	0.00%
Net change in fund balance	$ -	$ 374	$ 374	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**118,363**		
FUND BALANCE, ENDING	**$ -**	**$ 118,737**		

Bank Account Statement

Park Place CDD

Bank Account No.	1794		
Statement No.	10-25	**Statement Date**	10/31/2025

G/L Account No. 101001 Balance	340,485.34	**Statement Balance**	365,546.21
		Outstanding Deposits	9,390.13
Positive Adjustments	0.00	**Subtotal**	374,936.34
Subtotal	340,485.34	**Outstanding Checks**	-34,451.00
Negative Adjustments	0.00	**Ending Balance**	340,485.34
Ending G/L Balance	340,485.34		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/28/2025		JE000650	Other Miscellaneous Revenues	Gate Remote-James Louden III-check#361	50.00	50.00	0.00
Total Deposits					50.00	50.00	0.00
Checks							
							0.00
09/18/2025	Payment	7076	CATHY POWELL	Check for Vendor V00100	-200.00	-200.00	0.00
09/18/2025	Payment	7077	ERIC C. BULLARD	Check for Vendor V00118	-200.00	-200.00	0.00
09/18/2025	Payment	7079	MICHAEL FOLEY	Check for Vendor V00137	-200.00	-200.00	0.00
10/01/2025	Payment	100143	SPEAREM ENTERPRISES	Inv: 6268	-975.00	-975.00	0.00
10/01/2025	Payment	100144	STRALEY ROBIN VERICKER	Inv: 27095	-91.50	-91.50	0.00
10/01/2025	Payment	100145	ILLUMINATIONS HOLIDAY LIGHTING REDTREE	Inv: 66925, Inv: 86925	-13,000.00	-13,000.00	0.00
10/06/2025	Payment	100146	LANDSCAPE SYSTEMS, LLC	Inv: 31239	-13,686.13	-13,686.13	0.00
10/06/2025	Payment	100147	ALL TRAFFIC SOLUTIONS INC	Inv: SIN045880	-5,377.44	-5,377.44	0.00
10/08/2025	Payment	7081	EGIS INSURANCE	Check for Vendor V00029	-17,423.00	-17,423.00	0.00
10/14/2025	Payment	300111	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092225-9190-ACH	-35.73	-35.73	0.00
10/14/2025	Payment	300112	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092225-0000-ACH	-87.06	-87.06	0.00
10/14/2025	Payment	300113	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092225-2640-ACH	-36.78	-36.78	0.00
10/14/2025	Payment	300114	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092225-6474-ACH	-11.88	-11.88	0.00
10/14/2025	Payment	300115	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 092225-4478-ACH	-5.94	-5.94	0.00

Bank Account Statement

Park Place CDD

Bank Account No.	1794		
Statement No.	10-25	**Statement Date**	10/31/2025

10/15/2025	Payment	100148	INFRAMARK LLC	Inv: 159295	-490.13	-490.13	0.00
10/15/2025	Payment	100149	CITY-WIDE CLEANING LLC	Inv: 19645	-560.00	-560.00	0.00
10/15/2025	Payment	100150	ADVANCED AQUATIC SERVICES INC	Inv: 10560853	-3,000.00	-3,000.00	0.00
10/15/2025	Payment	100151	TIMES PUBLISHING COM	Inv: 56369-092825	-552.00	-552.00	0.00
10/15/2025	Payment	300116	TECO -ACH	Inv: 092425-0208-ACH	-42.07	-42.07	0.00
10/15/2025	Payment	300117	TECO -ACH	Inv: 092425-9085-ACH	-509.88	-509.88	0.00
10/15/2025	Payment	300118	TECO -ACH	Inv: 092425-1026-ACH	-510.34	-510.34	0.00
10/15/2025	Payment	300119	TECO -ACH	Inv: 092425-5171-ACH	-81.06	-81.06	0.00
10/15/2025	Payment	300120	TECO -ACH	Inv: 092425-2958-ACH	-298.27	-298.27	0.00
10/15/2025	Payment	7082	FLORIDA COMMERCE	Check for Vendor V00015	-175.00	-175.00	0.00
10/16/2025	Payment	300121	FRONTIER ACH	Inv: 092225-19-5-ACH	-214.92	-214.92	0.00
10/17/2025	Payment	100152	STRALEY ROBIN VERICKER	Inv: 27300	-126.50	-126.50	0.00
10/17/2025	Payment	100153	dba JAYMAN ENTERPRISES LLC	Inv: 3930, Inv: 3979	-475.00	-475.00	0.00
10/17/2025	Payment	100154	PINE LAKE SERVICES	Inv: 8332	-22,194.00	-22,194.00	0.00
10/17/2025	Payment	100155	INFRAMARK LLC	Inv: 1162901	-27,649.00	-27,649.00	0.00
10/17/2025	Payment	300122	TECO -ACH	Inv: 100325-0091-ACH	-5,326.25	-5,326.25	0.00
10/21/2025	Payment	100157	INFRAMARK LLC	Inv: 160644	-4,458.33	-4,458.33	0.00
10/21/2025	Payment	7084	ERIC C. BULLARD	Check for Vendor V00118	-200.00	-200.00	0.00
10/21/2025	Payment	7087	WILLIAM MARK BERRA	Check for Vendor V00133	-200.00	-200.00	0.00
10/27/2025	Payment	300123	FRONTIER ACH	Inv: 100125-19-5-ACH	-163.06	-163.06	0.00
10/29/2025	Payment	100162	BATES ELECTRIC INC	Inv: W34369	-822.60	-822.60	0.00
10/29/2025	Payment	100163	CITY-WIDE CLEANING LLC	Inv: 19696	-545.00	-545.00	0.00
10/27/2025	Payment	DD397	BOCC - HILLSBOROUGH COUNTY ACH	Payment of Invoice 002278	-87.10	-87.10	0.00
Total Checks					-120,010.97	-120,010.97	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/21/2025	Payment	100156	GOAT PLUMBING COMPANY LLC	Inv: 19259006, Inv: 19358627	-10,500.00
10/21/2025	Payment	100158	COMPLETE I.T. CORP	Inv: 17906	-99.00
10/21/2025	Payment	100159	KESTLER FOX HARBUCK	Inv: 092725	-8,550.00
10/21/2025	Payment	100160	JOHNSON ENGINEERING, INC.	Inv: 6896	-285.00
10/21/2025	Payment	7083	CATHY POWELL	Check for Vendor V00100	-200.00
10/21/2025	Payment	7085	ERICA LAVINA	Check for Vendor V00103	-200.00
10/21/2025	Payment	7086	MICHAEL FOLEY	Check for Vendor V00137	-200.00

Bank Account Statement

Park Place CDD

Bank Account No.	1794		
Statement No.	10-25	**Statement Date**	10/31/2025

10/21/2025	Payment	7088	WINDSOR PLACE POA	Check for Vendor V00145	-375.00
10/28/2025	Payment	7089	TRIMEN LANDSCAPE	Check for Vendor V00135	-13,875.00
10/29/2025	Payment	100161	GATE PROS, INC.	Inv: 10953	-167.00
Total Outstanding Checks					-34,451.00

Outstanding Deposits

10/31/2025	JE000691	FY25 Excess Fees	9,390.13
Total Outstanding Deposits			9,390.13

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100143	10/01/25	V00048	SPEAREM ENTERPRISES	6268	Cleaning Services	Park Facility Janitorial	531144-57201	$975.00
001	100144	10/01/25	V00056	STRALEY ROBIN VERICKER	27095	LEGAL COUNSEL	District Counsel	531146-51401	$91.50
001	100145	10/01/25	V00014	ILLUMINATIONS HOLIDAY LIGHTING	66925	Holiday Lighting Deposit	Holiday Lighting & Decorations	549940-54101	$4,000.00
001	100145	10/01/25	V00014	ILLUMINATIONS HOLIDAY LIGHTING	86925	Holiday Lighting Deposit	Holiday Lighting & Decorations	549940-54101	$9,000.00
001	100146	10/06/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31239	Maintenance SEPT 25	Contract- Landscape Highland Park	546247-53908	$5,063.87
001	100146	10/06/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31239	Maintenance SEPT 25	5063.87	546248-53908	$1,094.89
001	100146	10/06/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31239	Maintenance SEPT 25	Contract Landscape- Racetrack Road	546248-53908	$410.58
001	100146	10/06/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31239	Maintenance SEPT 25	Contract- Landscape	546300-53908	$5,474.45
001	100146	10/06/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31239	Maintenance SEPT 25	Contract- Landscape Highland Park	546247-53908	$1,642.34
001	100147	10/06/25	V00144	ALL TRAFFIC SOLUTIONS INC	SIN045880	APP MOBILE INTERFACE	Speed Sign	546635-54101	$5,377.44
001	100148	10/15/25	V00095	INFRAMARK LLC	159295	Work Order/Copies	Hardware Supplies	546377-53902	$424.64
001	100148	10/15/25	V00095	INFRAMARK LLC	159295	Work Order/Copies	Copies	541024-51301	$65.49
001	100149	10/15/25	V00123	CITY-WIDE CLEANING LLC	19645	PET WASTE DISPOSAL	Amenity R&M	546377-57201	$560.00
001	100150	10/15/25	V00136	ADVANCED AQUATIC SERVICES INC	10560853	Monthly Service Oct 25	Contracts-Aquatic Control	534067-53908	$510.00
001	100150	10/15/25	V00136	ADVANCED AQUATIC SERVICES INC	10560853	Monthly Service Oct 25	Contracts-Aquatic Control	534067-53908	$2,490.00
001	100151	10/15/25	V00045	TIMES PUBLISHING COM	56369-092825	PET WASTE DISPOSAL	AD SERVICES	548002-51301	$552.00
001	100152	10/17/25	V00056	STRALEY ROBIN VERICKER	27300	LEGAL COUNSEL	District Counsel	531146-51301	$126.50
001	100153	10/17/25	V00143	dba JAYMAN ENTERPRISES LLC	3930	Restroom Repairs	Amenity R&M	546377-53902	$325.00
001	100153	10/17/25	V00143	dba JAYMAN ENTERPRISES LLC	3979	Restroom Repairs	Amenity R&M	546377-53902	$150.00
001	100154	10/17/25	V00148	PINE LAKE SERVICES	8332	MAINTENANCE PROPOSAL 8.27.25	Contract- Landscape	546300-53902	$22,194.00
001	100155	10/17/25	V00095	INFRAMARK LLC	1162901	General Maintenance	Sidewalk Work	546084-53908	$25,000.00
001	100156	10/21/25	V00146	GOAT PLUMBING COMPANY LLC	19259006	debris clean up	Storm Drain Maintenance	538100-53908	$9,000.00
001	100156	10/21/25	V00146	GOAT PLUMBING COMPANY LLC	19358627	Inlet Cleaning	Storm Drain Maintenance	538100-53908	$1,500.00
001	100157	10/21/25	V00095	INFRAMARK LLC	160644	District Fees October 2025	Accounting Services	532001-51301	$2,208.33
001	100157	10/21/25	V00095	INFRAMARK LLC	160644	District Fees October 2025	Technology Services	549936-51301	$208.33
001	100157	10/21/25	V00095	INFRAMARK LLC	160644	District Fees October 2025	District Fees OCT 25	531150-51301	$2,041.67
001	100158	10/21/25	V00131	COMPLETE I.T. CORP	17906	Email Services	Email services	534369-51301	$99.00
001	100160	10/21/25	V00042	JOHNSON ENGINEERING, INC.	6896	DISTRICT ENGINEER	District Engineer	531147-51301	$285.00
001	100161	10/29/25	V00083	GATE PROS, INC.	10953	Service Call	R&M-Entrance Monuments, Gates, Walls	546413-53908	$167.00
001	100162	10/29/25	V00147	BATES ELECTRIC INC	W34369	Breaker install Pond 15	Aquatic Maintenance	534411-53902	$822.60
001	100163	10/29/25	V00123	CITY-WIDE CLEANING LLC	19696	Dog Stations	R&M - Amenity Center	546516-53908	$545.00
001	300111	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-9190-ACH	WATER	Utility- Water/Waste	543018-53600	$26.80
001	300111	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-9190-ACH	WATER	Utility- Water/Waste	543018-53600	$8.93
001	300112	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-0000-ACH	WATER	Utility- Water/Waste	543018-53600	$65.30
001	300112	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-0000-ACH	WATER	Utility- Water/Waste	543018-53600	$21.76
001	300113	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-2640-ACH	Water	Utility- Water/Waste	543018-53600	$27.59
001	300113	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-2640-ACH	Water	Utility- Water/Waste	543018-53600	$9.19
001	300114	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-6474-ACH	water	Utility- Water/Waste	543018-53600	$8.91
001	300114	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-6474-ACH	water	Utility- Water/Waste	543018-53600	$2.97
001	300115	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-4478-ACH	water	Utility- Water/Waste	543018-53600	$4.45
001	300115	10/14/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	092225-4478-ACH	water	Utility- Water/Waste	543018-53600	$1.49
001	300116	10/15/25	V00113	TECO -ACH	092425-0208-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$5.16
001	300116	10/15/25	V00113	TECO -ACH	092425-0208-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$1.72
001	300116	10/15/25	V00113	TECO -ACH	092425-0208-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$35.19
001	300117	10/15/25	V00113	TECO -ACH	092425-9085-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$62.51
001	300117	10/15/25	V00113	TECO -ACH	092425-9085-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$20.91
001	300117	10/15/25	V00113	TECO -ACH	092425-9085-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$426.46
001	300118	10/15/25	V00113	TECO -ACH	092425-1026-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$62.57
001	300118	10/15/25	V00113	TECO -ACH	092425-1026-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$20.92
001	300118	10/15/25	V00113	TECO -ACH	092425-1026-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$426.85
001	300119	10/15/25	V00113	TECO -ACH	092425-5171-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$9.94
001	300119	10/15/25	V00113	TECO -ACH	092425-5171-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$3.32

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300119	10/15/25	V00113	TECO -ACH	092425-5171-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$67.80
001	300120	10/15/25	V00113	TECO -ACH	092425-2958-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$36.57
001	300120	10/15/25	V00113	TECO -ACH	092425-2958-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$12.23
001	300120	10/15/25	V00113	TECO -ACH	092425-2958-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	$249.47
001	300121	10/16/25	V00111	FRONTIER ACH	092225-19-5-ACH	PHONE	Gate Phone	541040-57201	$214.92
001	300122	10/17/25	V00113	TECO -ACH	100325-0091-ACH	SVC 08/20/25-09/18/25	ELECTRIC - MIXED	543041-53150	$652.99
001	300122	10/17/25	V00113	TECO -ACH	100325-0091-ACH	SVC 08/20/25-09/18/25	ELECTRIC - MIXED	543041-53150	$218.38
001	300122	10/17/25	V00113	TECO -ACH	100325-0091-ACH	SVC 08/20/25-09/18/25	ELECTRIC - MIXED	543041-53150	$4,454.88
001	300123	10/27/25	V00111	FRONTIER ACH	100125-19-5-ACH	PHONE	Gate Phone	541040-53908	$163.06
001	7081	10/08/25	V00029	EGIS INSURANCE	29657	Package - Renew Policy	RENEWAL POLICY	545002-51325	$4,327.30
001	7081	10/08/25	V00029	EGIS INSURANCE	29657	Package - Renew Policy	RENEWAL POLICY	545002-51325	$2,162.65
001	7081	10/08/25	V00029	EGIS INSURANCE	29657	Package - Renew Policy	RENEWAL POLICY	545008-51325	$4,752.34
001	7081	10/08/25	V00029	EGIS INSURANCE	29657	Package - Renew Policy	RENEWAL POLICY	545002-51325	$6,180.71
001	7082	10/15/25	V00015	FLORIDA COMMERCE	92689	Special District Fee FY 26	Dues, Licenses, Subscriptions	554020-51301	$175.00
001	7083	10/21/25	V00100	CATHY POWELL	CP-101525	BOARD 10/15/25	Supervisor Fees	511100-51101	$200.00
001	7084	10/21/25	V00118	ERIC C. BULLARD	EB-101525	BOARD 10/15/25	Supervisor Fees	511100-51101	$200.00
001	7085	10/21/25	V00103	ERICA LAVINA	EL-101525	BOARD 10/15/25	Supervisor Fees	511100-51101	$200.00
001	7086	10/21/25	V00137	MICHAEL FOLEY	MF-101525	BOARD 10/15/25	Supervisor Fees	511100-51101	$200.00
001	7087	10/21/25	V00133	WILLIAM MARK BERRA	WB-101525	BOARD 10/15/25	Supervisor Fees	511100-51101	$200.00
001	7088	10/21/25	V00145	WINDSOR PLACE POA	2/16/2174	Irrigation Repairs	Irrigation Maintenance	546930-53902	$375.00
001	7089	10/28/25	V00135	TRIMEN LANDSCAPE	12038	Windsor Wall-Irrigation Install	Landscape Other - Windsor Project	546310-53908	$13,875.00
001	DD397	10/27/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	101425-9022-ACH	Utility-Water	WATER	543018-53150	$65.32
001	DD397	10/27/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	101425-9022-ACH	Utility-Water	WATER	543018-53150	$21.78
								Fund Total	**$142,662.97**
SERIES 2021-2 DEBT SERVICE FUND - 203									
203	100155	10/17/25	V00095	INFRAMARK LLC	1162901	General Maintenance	Amenity R&M	546377-53908	$2,649.00
								Fund Total	**$2,649.00**
								Total Checks Paid	**$145,311.97**

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice 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					
CITY-WIDE CLEANING LLC	9/20/2025	19645	$560.00	$560.00	PET WASTE DISPOSAL
CITY-WIDE CLEANING LLC	10/15/2025	19696	$545.00	$545.00	Dog Stations
FRONTIER ACH	9/22/2025	092225-19-5-ACH	$214.92	$214.92	PHONE
Monthly Contract Subtotal			**$1,319.92**	**$1,319.92**	
Variable Contract					
GATE PROS, INC.	10/9/2025	10953	$167.00	$167.00	Service Call
Variable Contract Subtotal			**$167.00**	**$167.00**	
Utilities					
FRONTIER ACH	10/1/2025	100125-19-5-ACH	$163.06	$163.06	PHONE
TECO -ACH	9/24/2025	092425-0208-ACH	$35.19	$35.19	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-9085-ACH	$426.46	$426.46	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-1026-ACH	$426.85	$426.85	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-5171-ACH	$67.80	$67.80	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-2958-ACH	$249.47	$249.47	ELECTRIC - MIXED
TECO -ACH	10/3/2025	100325-0091-ACH	$4,454.88	$4,454.88	ELECTRIC - MIXED
Utilities Subtotal			**$5,823.71**	**$5,823.71**	
Regular Services					
EGIS INSURANCE	10/1/2025	29657	$4,327.30	$4,327.30	RENEWAL POLICY
Regular Services Subtotal			**$4,327.30**	**$4,327.30**	

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
BATES ELECTRIC INC	10/2/2025	W34369	$822.60	$822.60	Breaker install Pond 15
GOAT PLUMBING COMPANY LLC	6/19/2025	19259006	$9,000.00	$9,000.00	DEBRIS CLEAN UP
GOAT PLUMBING COMPANY LLC	6/27/2025	19358627	$1,500.00	$1,500.00	Inlet Cleaning
INFRAMARK LLC	10/10/2025	1162901	$25,000.00	$25,000.00	Sidewalk Work
KESTLER FOX HARBUCK	9/27/2025	092725	$8,550.00	$8,550.00	SIDEWALK WORK
TRIMEN LANDSCAPE	7/7/2025	12038	$13,875.00	$13,875.00	Windsor Wall-Irrigation Install
WINDSOR PLACE POA	10/1/2025	2/16/2174	$375.00	$375.00	Irrigation Repairs
Additional Services Subtotal			**$59,122.60**	**$59,122.60**	
TOTAL			**$70,760.53**	**$70,760.53**	

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	9/11/2025	091125-9022-ACH	$61.55	$61.55	WATER
BOCC - HILLSBOROUGH COUNTY ACH	8/21/2025	082125-4478-ACH	$4.45	$4.45	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-9190-ACH	$26.80	$26.80	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-0000-ACH	$65.30	$65.30	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-2640-ACH	$27.59	$27.59	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-6474-ACH	$8.91	$8.91	WATER
TECO -ACH	9/24/2025	092425-0208-ACH	$5.16	$5.16	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-9085-ACH	$62.51	$62.51	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-1026-ACH	$62.57	$62.57	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-5171-ACH	$9.94	$9.94	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-2958-ACH	$36.57	$36.57	ELECTRIC - MIXED
TECO -ACH	10/3/2025	100325-0091-ACH	$652.99	$652.99	ELECTRIC - MIXED
Utilities Subtotal			**$1,024.34**	**$1,024.34**	
Regular Services					
EGIS INSURANCE	10/1/2025	29657	$6,180.71	$6,180.71	RENEWAL POLICY
Regular Services Subtotal			**$6,180.71**	**$6,180.71**	
Additional Services					
ALL TRAFFIC SOLUTIONS INC	8/15/2025	SIN045880	$5,377.44	$5,377.44	Speed Sign
dba JAYMAN ENTERPRISES LLC	4/24/2025	3930	$325.00	$325.00	Restroom Repairs
dba JAYMAN ENTERPRISES LLC	5/13/2025	3979	$150.00	$150.00	Restroom Repairs
INFRAMARK LLC	9/22/2025	159295	$424.64	$424.64	Hardware Supplies

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	10/10/2025	1162901	$2,649.00	$2,649.00	General Maintenance
Additional Services Subtotal			**$8,926.08**	**$8,926.08**	
TOTAL			**$16,131.13**	**$16,131.13**	

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC - HILLSBOROUGH COUNTY ACH	9/11/2025	091125-9022-ACH	$20.52	$20.52	WATER
BOCC - HILLSBOROUGH COUNTY ACH	8/21/2025	082125-4478-ACH	$1.49	$1.49	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-9190-ACH	$8.93	$8.93	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-0000-ACH	$21.76	$21.76	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-2640-ACH	$9.19	$9.19	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-6474-ACH	$2.97	$2.97	WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-4478-ACH	$4.45		WATER
BOCC - HILLSBOROUGH COUNTY ACH	9/22/2025	092225-4478-ACH	$1.49	$5.94	WATER
TECO -ACH	9/24/2025	092425-0208-ACH	$1.72	$1.72	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-9085-ACH	$20.91	$20.91	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-1026-ACH	$20.92	$20.92	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-5171-ACH	$3.32	$3.32	ELECTRIC - MIXED
TECO -ACH	9/24/2025	092425-2958-ACH	$12.23	$12.23	ELECTRIC - MIXED
TECO -ACH	10/3/2025	100325-0091-ACH	$218.38	$218.38	ELECTRIC - MIXED
Utilities Subtotal			**$348.28**	**$348.28**	
Regular Services					
EGIS INSURANCE	10/1/2025	29657	$2,162.65	$2,162.65	RENEWAL POLICY
Regular Services Subtotal			**$2,162.65**	**$2,162.65**	
TOTAL			**$2,510.93**	**$2,510.93**	

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
COMPLETE I.T. CORP	10/1/2025	17906	$99.00	$99.00	Email Services
INFRAMARK LLC	10/8/2025	160644	$2,208.33		Accounting Services
INFRAMARK LLC	10/8/2025	160644	$208.33		Technology Services
INFRAMARK LLC	10/8/2025	160644	$2,041.67	$4,458.33	District Fees OCT 25
Monthly Contract Subtotal			**$4,557.33**	**$4,557.33**	
Regular Services					
CATHY POWELL	10/15/2025	CP-101525	$200.00	$200.00	BOARD 10/15/25
EGIS INSURANCE	10/1/2025	29657	$4,752.34	$4,752.34	RENEWAL POLICY
ERIC C. BULLARD	10/15/2025	EB-101525	$200.00	$200.00	BOARD 10/15/25
ERICA LAVINA	10/15/2025	EL-101525	$200.00	$200.00	BOARD 10/15/25
FLORIDA COMMERCE	10/1/2025	92689	$175.00	$175.00	Special District Fee FY 26
JOHNSON ENGINEERING, INC.	9/25/2025	6896	$285.00	$285.00	DISTRICT ENGINEER
MICHAEL FOLEY	10/15/2025	MF-101525	$200.00	$200.00	BOARD 10/15/25
STRALEY ROBIN VERICKER	10/7/2025	27300	$126.50	$126.50	LEGAL COUNSEL
TIMES PUBLISHING COM	9/28/2025	56369-092825	$552.00	$552.00	AD SERVICES
WILLIAM MARK BERRA	10/15/2025	WB-101525	$200.00	$200.00	BOARD 10/15/25
Regular Services Subtotal			**$6,890.84**	**$6,890.84**	
Additional Services					
INFRAMARK LLC	9/22/2025	159295	$65.49	$65.49	Copies
PINE LAKE SERVICES	10/1/2025	8332	$22,194.00	$22,194.00	MAINTENANCE PROPOSAL 8.27.25
Additional Services Subtotal			**$22,259.49**	**$22,259.49**	

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			**$33,707.66**	**$33,707.66**	

City-Wide Cleaning LLC

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

INVOICE NO. 19645

TO: Parkplace
2001 Park Ave
Tampa, FL
C/o Parkplace Intrenic

DATE: 9/30/21

		Month of Sept 21			450 00
		Dog bags & Liners			110 00
			Sub Total		560 00
			Tax		
			Total		560 00

City-Wide Cleaning LLC

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

INVOICE NO. 19696

TO: Park place
2005 Pan Am
Tampa, FL
C/o Infosmark

DATE: 10/15/25

Month of Oct 25			450 00
Dog Bags & Liners			95 00
		Sub Total	545.00
		Tax	
		Total	545.00

FRONTIER

PARK PLACE CDD

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

PIN:
9579

Billing Date:
Sep 22, 2025

Billing Period:
Sep 22 - Oct 21, 2025

Hi PARK PLACE CDD,

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

Total balance
$214.92
Auto Pay is scheduled
Oct 16

Bill history	
Previous balance	$199.66
Payment received by Sep 22, thank you	-$199.66

Service summary	Previous month	Current month
Bundle	$153.48	↑$163.48
Other	$4.50	$4.50
Taxes and Fees	$41.68	↑$46.94
Total services	**$199.66**	**$214.92**
Total balance		**$214.92**

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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

FRONTIER

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

6790 0107 DY RP 22 09242025 NNNNNNNN 01 000080 0001

RECEIVED
SEP 29 2025
By

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

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

607004813818806802261900000000000000214925

FRONTIER

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

PIN: **9579**

Billing Date: **Sep 22, 2025**

Billing Period: **Sep 22 - Oct 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

09.22-10.21	Frontier Freedom for Business	$126.00
	Carrier Cost Recovery Surcharge	$13.99
	Federal Primary Carrier Single Line Charge	$9.99
	Frontier Roadwork Recovery Surcharge	$4.50
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
Bundle Total		**$163.48**

Other Charges

Monthly Charges

09.22-10.21	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$20.52
	Federal USF Recovery Charge	$3.24
	Federal Excise Tax	$0.42
	Federal Taxes	**$24.18**
	FL State Communications Services Tax	$9.21
	County Communications Services Tax	$8.97
	FL State Gross Receipts Tax	$3.83
	Hillsborough County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.27
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$22.76**
Taxes and Fees Total		**$46.94**

Total current month charges **$214.92**

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 $210.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the long distance component of your Frontier Freedom for Business service has increased $10.00 per month, per line.

Beginning with your next bill, your Business Line (standalone or part of your voice bundle) will increase to $71.00 per month, per line. Questions? Please contact customer service.

FRONTIER

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

PIN: **9579**

Billing Date: **Sep 22, 2025**

Billing Period: **Sep 22 - Oct 21, 2025**

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-8068	3	4	$0.00
Total	3	4	$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	2	$0.00
Interstate	2	2	$0.00
Total	3	4	$0.00

GATE PROS INC
2550 US Highway 17 S
Wauchula, FL 33873-8450
8634743090
accounting@gate-pros.com

INVOICE

BILL TO
PARK PLACE CDD
C/O INFRAMARK
2005 PAN AM CIRCLE, STE. 300
TAMPA, FL 33607

SHIP TO
PARK PLACE CDD
PLANNED MAINTENANCE

INVOICE # 10953
DATE 10/09/2025
DUE DATE 11/08/2025
TERMS Net 30

ACTIVITY	DESCRIPTION	AMOUNT
PLANNED MAINTENANCE	PRORATED PLANNED MAINTENANCE (ONE SERVICE REMAINS IN THE MAY 2025 - APRIL 2026 PLAN YEAR.	167.00

BALANCE DUE **$167.00**

FRONTIER

PARK PLACE CDD

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

PIN:
0363

Billing Date:
Oct 01, 2025

Billing Period:
Oct 01 - Oct 31, 2025

Hi PARK PLACE CDD,

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

Total balance
$163.06
Auto Pay is scheduled
Oct 27

Bill history	
Previous balance	$150.72
Payment received by Oct 01, thank you	-$150.72

Service summary	Previous month	Current month
Phone	$111.67	↑$121.67
Other	$4.50	$4.50
One-Time Charges	$0.29	$0.13
Taxes and Fees	$34.26	↑$36.76
Total services	**$150.72**	**$163.06**
Total balance		**$163.06**

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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

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

6790 0107 DY RP 01 10022025 NNNNNNNN 01 000822 0005

RECEIVED
OCT 08 2025

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.

84700381381870580226190000000000000163065

FRONTIER

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

PIN: **0363**

Billing Date: **Oct 01, 2025**

Billing Period: **Oct 01 - Oct 31, 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

Phone

Monthly Charges

10.01-10.31	Business Line	$71.00
	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	$4.50
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
Phone Total		**$121.67**

Other Charges

Monthly Charges

10.01-10.31	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

One-Time Charges

	Frontier Com of America	$0.13
One-Time Charges Total		**$0.13**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$12.99
	Federal USF Recovery Charge	$4.65
	Federal Excise Tax	$2.64
	Federal Taxes	**$20.28**
	FL State Communications Services Tax	$6.86
	County Communications Services Tax	$6.70
	FL State Gross Receipts Tax	$2.25
	Hillsborough County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.19
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$16.48**
Taxes and Fees Total		**$36.76**

Total current month charges $163.06

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 $158.56 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with this bill, your Business Line (standalone or part of your voice bundle) has increased to $71.00 per month, per line. Questions? Please contact customer service.

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

FRONTIER

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

PIN: **0363**

Billing Date: **Oct 01, 2025**

Billing Period: **Oct 01 - Oct 31, 2025**

Frontier Com of America

813-818-7058

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Sep 15	4:34A	.4	DD	NORWICH CT 860-917-7733	$0.03	
2	Sep 15	5:24A	.5	DD	ATLANTA GA 404-783-6193	$0.04	
3	Sep 15	6:26A	.3	DD	ATLANTA GA 404-783-6193	$0.03	
4	Sep 15	8:58A	.3	DD	NORWICH CT 860-917-7733	$0.03	
Subtotal						$0.13	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-7058	4	1	$0.13
Total	4	1	$0.13

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	4	1	$0.13
Total	4	1	$0.13

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 24, 2025

Amount Due:	**$42.07**

Due Date: October 15, 2025
Account #: 221006630208

DO NOT PAY. Your account will be drafted on October 15, 2025

Account Summary

Current Service Period: August 20, 2025 - September 18, 2025

Previous Amount Due	$38.32
Payment(s) Received Since Last Statement	-$38.32
Current Month's Charges	**$42.07**
Amount Due by October 15, 2025	**$42.07**

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 16.67% lower than the same period last year.

Your average daily kWh used was **25% higher** than it was in your previous period.

Scan here to view your account online.

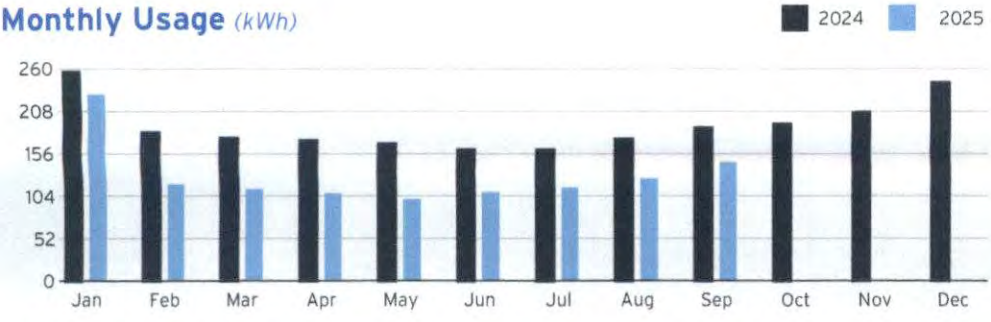
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage *(kWh)*



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

00006177-0013888-Page 1 of 8

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

RECEIVED SEP 29 2025

Account #: 221006630208
Due Date: October 15, 2025

Amount Due:	**$42.07**

Payment Amount: $ _____

636569658105

Your account will be drafted on October 15, 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.

00006177 FTECO109242522252810 00000 02 00000000 13428 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
11698 CITRUS PARK DR
TAMPA, FL 33626-0000

Account #: 221006630208
Statement Date: September 24, 2025
Charges Due: October 15, 2025

Meter Read

Service Period: Aug 20, 2025 - Sep 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265065	09/18/2025	13,010		12,864		146 kWh	1	30 Days

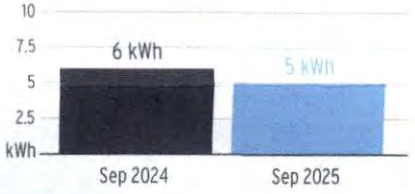
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*146 kWh @ $0.08641/kWh*	$12.62
Fuel Charge	*146 kWh @ $0.03391/kWh*	$4.95
Storm Protection Charge	*146 kWh @ $0.00577/kWh*	$0.84
Clean Energy Transition Mechanism	*146 kWh @ $0.00418/kWh*	$0.61
Storm Surcharge	*146 kWh @ $0.02121/kWh*	$3.10
Florida Gross Receipt Tax		$1.05
Electric Service Cost		**$42.07**

Total Current Month's Charges **$42.07**

Avg kWh Used Per Day



Important Messages

00006177-0013888-Page 2 of 8

For more information about your bill and understanding your charges, please visit **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.

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 24, 2025

Amount Due:	**$509.88**

Due Date: October 15, 2025
Account #: 221006629085

DO NOT PAY. Your account will be drafted on October 15, 2025

Account Summary

Current Service Period: August 20, 2025 - September 18, 2025

Previous Amount Due	$500.68
Payment(s) Received Since Last Statement	-$500.68
Current Month's Charges	**$509.88**
Amount Due by October 15, 2025	**$509.88**

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 **7.14% higher** than the same period last year.

Your average daily kWh used was 1.87% lower than it was in your previous period.

Scan here to view your account online.

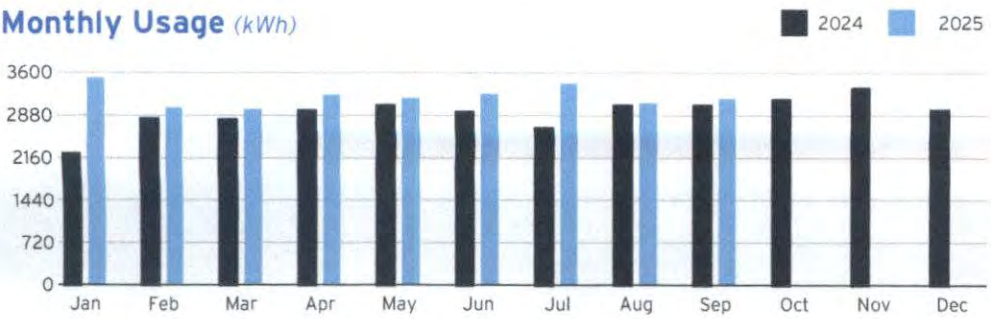
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221006629085
Due Date: October 15, 2025

Amount Due:	**$509.88**
Payment Amount: $ _____	

636569658104

Your account will be drafted on October 15, 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006629085
Statement Date: September 24, 2025
Charges Due: October 15, 2025

Meter Read

Service Period: Aug 20, 2025 - Sep 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236552	09/18/2025	81,557		78,400		3,157 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*3,157 kWh @ $0.08641/kWh*	$272.80
Fuel Charge	*3,157 kWh @ $0.03391/kWh*	$107.05
Storm Protection Charge	*3,157 kWh @ $0.00577/kWh*	$18.22
Clean Energy Transition Mechanism	*3,157 kWh @ $0.00418/kWh*	$13.20
Storm Surcharge	*3,157 kWh @ $0.02121/kWh*	$66.96
Florida Gross Receipt Tax		$12.75
Electric Service Cost		**$509.88**

Total Current Month's Charges **$509.88**

Avg kWh Used Per Day



Important Messages

00006177-0013890-Page 6 of 8

For more information about your bill and understanding your charges, please visit **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.

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

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 24, 2025

Amount Due:	**$510.34**

Due Date: October 15, 2025
Account #: 211031201026

DO NOT PAY. Your account will be drafted on October 15, 2025

Account Summary

Current Service Period: August 20, 2025 - September 18, 2025

Previous Amount Due	$496.94
Payment(s) Received Since Last Statement	-$496.94
Current Month's Charges	**$510.34**
Amount Due by October 15, 2025	**$510.34**

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 .94% lower than it was in your previous period.

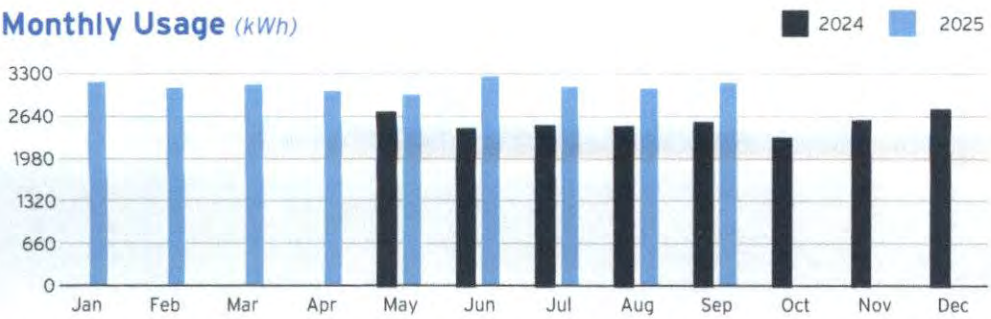
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Monthly Usage *(kWh)*



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00006176-0013884-Page 1 of 8

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

RECEIVED SEP 29 2025 By

Account #: 211031201026
Due Date: October 15, 2025

Amount Due:	**$510.34**

Payment Amount: $ _____

645211598140

Your account will be drafted on October 15, 2025

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00006176 FTECO109242522252810 00000 02 00000000 13427 004
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2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211031201026
Statement Date: September 24, 2025
Charges Due: October 15, 2025

Meter Read

Service Period: Aug 20, 2025 - Sep 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236522	09/18/2025	45,121		41,961		3,160 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*3,160 kWh @ $0.08641/kWh*	$273.06
Fuel Charge	*3,160 kWh @ $0.03391/kWh*	$107.16
Storm Protection Charge	*3,160 kWh @ $0.00577/kWh*	$18.23
Clean Energy Transition Mechanism	*3,160 kWh @ $0.00418/kWh*	$13.21
Storm Surcharge	*3,160 kWh @ $0.02121/kWh*	$67.02
Florida Gross Receipt Tax		$12.76
Electric Service Cost		**$510.34**

Total Current Month's Charges **$510.34**

Avg kWh Used Per Day



Important Messages

00006176-0013984-Page 2 of 8

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARK PLACE CDD
11206 CAVALIER PL, A
TAMPA, FL 33626-2676

Statement Date: September 24, 2025

Amount Due:	**$81.06**

Due Date: October 15, 2025
Account #: 221008555171

DO NOT PAY. Your account will be drafted on October 15, 2025

Account Summary

Current Service Period: August 20, 2025 - September 18, 2025

Previous Amount Due	$110.71
Payment(s) Received Since Last Statement	-$110.71
Current Month's Charges	**$81.06**
Amount Due by October 15, 2025	**$81.06**

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 27.78% lower than the same period last year.

Your average daily kWh used was 35% lower than it was in your previous period.

Scan here to view your account online.

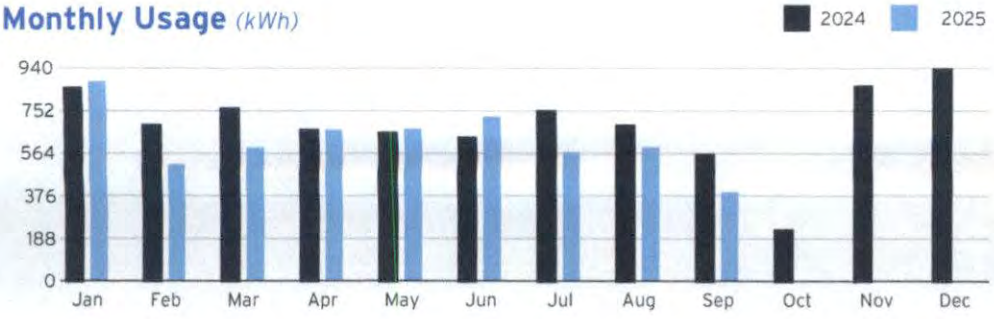
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Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008555171
Due Date: October 15, 2025

Amount Due:	**$81.06**

Payment Amount: $_____

661260875125

Your account will be drafted on October 15, 2025

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TAMPA, FL 33607-6008

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
11206 CAVALIER PL
A, TAMPA, FL 33626-2676

Account #: 221008555171
Statement Date: September 24, 2025
Charges Due: October 15, 2025

Meter Read

Service Period: Aug 20, 2025 - Sep 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845980	09/18/2025	30,322		29,925		397 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*397 kWh @ $0.08641/kWh*	$34.30
Fuel Charge	*397 kWh @ $0.03391/kWh*	$13.46
Storm Protection Charge	*397 kWh @ $0.00577/kWh*	$2.29
Clean Energy Transition Mechanism	*397 kWh @ $0.00418/kWh*	$1.66
Storm Surcharge	*397 kWh @ $0.02121/kWh*	$8.42
Florida Gross Receipt Tax		$2.03
Electric Service Cost		**$81.06**

Total Current Month's Charges **$81.06**

Avg kWh Used Per Day



Important Messages

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888-223-0800 (All Other Counties)
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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 24, 2025

Amount Due:	**$298.27**

Due Date: October 15, 2025
Account #: 221007862958

DO NOT PAY. Your account will be drafted on October 15, 2025

Account Summary

Current Service Period: August 20, 2025 - September 18, 2025

Previous Amount Due	$289.38
Payment(s) Received Since Last Statement	-$289.38
Current Month's Charges	**$298.27**
Amount Due by October 15, 2025	**$298.27**

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

00004798-0010974-Page 1 of 4

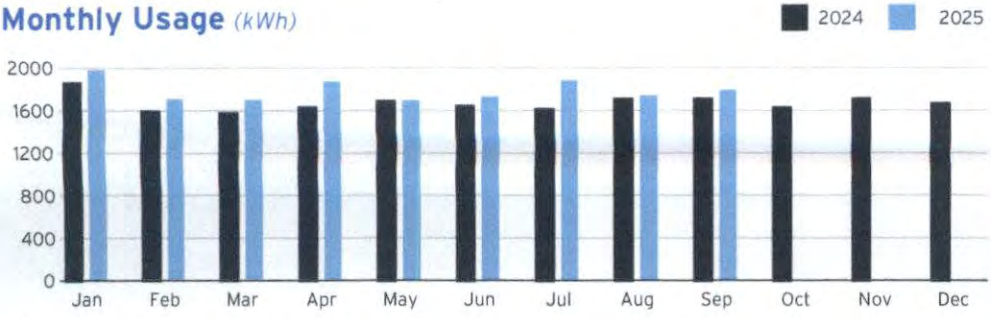
Your Energy Insight

Your average daily kWh used was **9.09% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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with tips from our energy experts.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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RECEIVED SEP 29 2025 By

Account #: 221007862958
Due Date: October 15, 2025

Amount Due:	**$298.27**
Payment Amount: $ _____	

689655801120

Your account will be drafted on October 15, 2025

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007862958
Statement Date: September 24, 2025
Charges Due: October 15, 2025

Meter Read

Meter Location: FOUNTAIN

Service Period: Aug 20, 2025 - Sep 18, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000679633	09/18/2025	6,055		4,260		1,795 kWh	1	30 Days

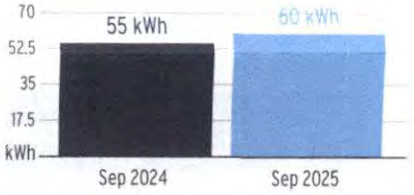
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*1,795 kWh @ $0.08641/kWh*	$155.11
Fuel Charge	*1,795 kWh @ $0.03391/kWh*	$60.87
Storm Protection Charge	*1,795 kWh @ $0.00577/kWh*	$10.36
Clean Energy Transition Mechanism	*1,795 kWh @ $0.00418/kWh*	$7.50
Storm Surcharge	*1,795 kWh @ $0.02121/kWh*	$38.07
Florida Gross Receipt Tax		$7.46
Electric Service Cost		**$298.27**

Total Current Month's Charges **$298.27**

Avg kWh Used Per Day



Important Messages

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: October 03, 2025

Amount Due:	**$5,326.25**

Due Date: October 17, 2025
Account #: 311000010091

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	$5,257.37
Payment(s) Received Since Last Statement	-$5,257.37
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$5,326.25**
Amount Due by October 17, 2025	**$5,326.25**

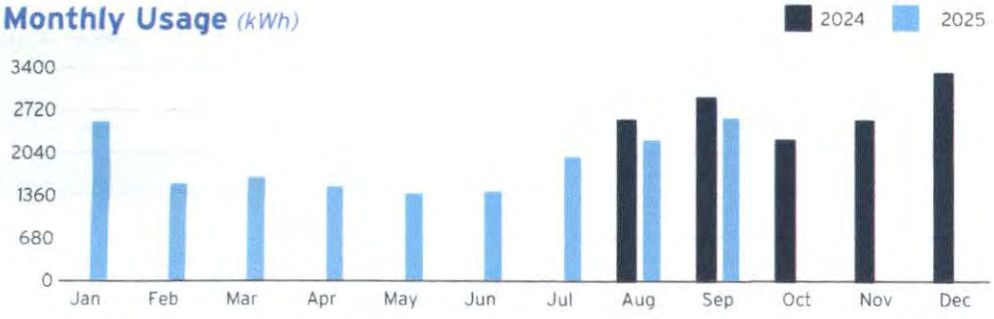
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

14719 BRICK PL, TAMPA, FL 33626-0000	1,116 KWH
11513 SPLENDID LN, TAMPA, FL 33626-3366	372 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 311000010091
Due Date: October 17, 2025

Amount Due:	**$5,326.25**

Payment Amount: $ _____

700125004474

Your account will be drafted on October 17, 2025

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TAMPA, FL 33607-2359

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P.O. BOX 31318
TAMPA, FL 33631-3318

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Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000 **Sub-Account Number:** 211007038386

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000894954	09/18/2025	1,560		1,485		75 kWh	1	30 Days	$31.03

▼ 2.6%

Service Address: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015021994

Amount: $1,493.68

Service Address: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022109

Amount: $2,167.05

Service Address: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022232

Amount: $344.29

Service Address: MANDOLIN PHASE 3, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022349

Amount: $302.02

Service Address: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022463

Amount: $453.02

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 14719 BRICK PL, TAMPA, FL 33626-0000 **Sub-Account Number:** 211015022745

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000152133	09/22/2025	4,039		2,923		1,116 kWh	1	32 Days	$194.05

▲ 14.8%

Service Address: 14729 CANOPY DR, TAMPA, FL 33626-3356 **Sub-Account Number:** 211015022836

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000206733	09/22/2025	11,563		11,405		158 kWh	1	32 Days	$45.22

▲ 1.9%

Service Address: 14662 CANOPY DR, TAMPA, FL 33626-3348 **Sub-Account Number:** 211015022968

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198591	09/22/2025	8,145		7,983		162 kWh	1	32 Days	$45.85

▲ 19.1%

Service Address: 11513 SPLENDID LN, TAMPA, FL 33626-3366 **Sub-Account Number:** 211015023099

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198613	09/22/2025	22,636		22,264		372 kWh	1	32 Days	$78.46

▲ 24.8%

Service Address: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000 **Sub-Account Number:** 211015023214

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180482	09/22/2025	20,394		20,029		365 kWh	1	32 Days	$77.39

▲ 15.9%

Service Address: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321 **Sub-Account Number:** 211015023339

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000181268	09/22/2025	7,886		7,749		137 kWh	1	32 Days	$41.97

▲ 22.3%

Service Address: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000 **Sub-Account Number:** 211015023446

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180490	09/22/2025	15,869		15,666		203 kWh	1	32 Days	$52.22

▲ 18.7%

Total Current Month's Charges **$5,326.25**

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007038386
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000894954	09/18/2025	1,560		1,485		75 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.63000*	$18.90
Energy Charge	*75 kWh @ $0.08641/kWh*	$6.48
Fuel Charge	*75 kWh @ $0.03391/kWh*	$2.54
Storm Protection Charge	*75 kWh @ $0.00577/kWh*	$0.43
Clean Energy Transition Mechanism	*75 kWh @ $0.00418/kWh*	$0.31
Storm Surcharge	*75 kWh @ $0.02121/kWh*	$1.59
Florida Gross Receipt Tax		$0.78
Electric Service Cost		**$31.03**

Current Month's Electric Charges **$31.03**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015021994
Statement Date: 09/30/2025

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

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*1978 kWh @ $0.03412/kWh*	$67.49
Fixture & Maintenance Charge	*23 Fixtures*	$545.33
Lighting Pole / Wire	*23 Poles*	$773.73
Lighting Fuel Charge	*1978 kWh @ $0.03363/kWh*	$66.52
Storm Protection Charge	*1978 kWh @ $0.00559/kWh*	$11.06
Clean Energy Transition Mechanism	*1978 kWh @ $0.00043/kWh*	$0.85
Storm Surcharge	*1978 kWh @ $0.01230/kWh*	$24.33
Florida Gross Receipt Tax		$4.37
Lighting Charges		**$1,493.68**

Current Month's Electric Charges **$1,493.68**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022109
Statement Date: 09/30/2025

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

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*752 kWh @ $0.03412/kWh*	$25.66
Fixture & Maintenance Charge	*43 Fixtures*	$884.34
Lighting Pole / Wire	*43 Poles*	$1216.33
Lighting Fuel Charge	*752 kWh @ $0.03363/kWh*	$25.29
Storm Protection Charge	*752 kWh @ $0.00559/kWh*	$4.20
Clean Energy Transition Mechanism	*752 kWh @ $0.00043/kWh*	$0.32
Storm Surcharge	*752 kWh @ $0.01230/kWh*	$9.25
Florida Gross Receipt Tax		$1.66
Lighting Charges		**$2,167.05**

Current Month's Electric Charges **$2,167.05**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022232
Statement Date: 09/30/2025

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

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*183 kWh @ $0.03412/kWh*	$6.24
Fixture & Maintenance Charge	*7 Fixtures*	$129.91
Lighting Pole / Wire	*7 Poles*	$198.24
Lighting Fuel Charge	*183 kWh @ $0.03363/kWh*	$6.15
Storm Protection Charge	*183 kWh @ $0.00559/kWh*	$1.02
Clean Energy Transition Mechanism	*183 kWh @ $0.00043/kWh*	$0.08
Storm Surcharge	*183 kWh @ $0.01230/kWh*	$2.25
Florida Gross Receipt Tax		$0.40
Lighting Charges		**$344.29**

Current Month's Electric Charges **$344.29**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022349
Statement Date: 09/30/2025

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

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*84 kWh @ $0.03412/kWh*	$2.87
Fixture & Maintenance Charge	*6 Fixtures*	$124.68
Lighting Pole / Wire	*6 Poles*	$169.92
Lighting Fuel Charge	*84 kWh @ $0.03363/kWh*	$2.82
Storm Protection Charge	*84 kWh @ $0.00559/kWh*	$0.47
Clean Energy Transition Mechanism	*84 kWh @ $0.00043/kWh*	$0.04
Storm Surcharge	*84 kWh @ $0.01230/kWh*	$1.03
Florida Gross Receipt Tax		$0.19
Lighting Charges		**$302.02**

Current Month's Electric Charges **$302.02**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022463
Statement Date: 09/30/2025

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

Service Period: 08/20/2025 - 09/18/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*126 kWh @ $0.03412/kWh*	$4.30
Fixture & Maintenance Charge	*9 Fixtures*	$187.02
Lighting Pole / Wire	*9 Poles*	$254.88
Lighting Fuel Charge	*126 kWh @ $0.03363/kWh*	$4.24
Storm Protection Charge	*126 kWh @ $0.00559/kWh*	$0.70
Clean Energy Transition Mechanism	*126 kWh @ $0.00043/kWh*	$0.05
Storm Surcharge	*126 kWh @ $0.01230/kWh*	$1.55
Florida Gross Receipt Tax		$0.28
Lighting Charges		**$453.02**

Current Month's Electric Charges **$453.02**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022745
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	09/22/2025	4,039		2,923		1,116 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*1,116 kWh @ $0.08641/kWh*	$96.43
Fuel Charge	*1,116 kWh @ $0.03391/kWh*	$37.84
Storm Protection Charge	*1,116 kWh @ $0.00577/kWh*	$6.44
Clean Energy Transition Mechanism	*1,116 kWh @ $0.00418/kWh*	$4.66
Storm Surcharge	*1,116 kWh @ $0.02121/kWh*	$23.67
Florida Gross Receipt Tax		$4.85
Electric Service Cost		**$194.05**

Current Month's Electric Charges **$194.05**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022836
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	09/22/2025	11,563		11,405		158 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*158 kWh @ $0.08641/kWh*	$13.65
Fuel Charge	*158 kWh @ $0.03391/kWh*	$5.36
Storm Protection Charge	*158 kWh @ $0.00577/kWh*	$0.91
Clean Energy Transition Mechanism	*158 kWh @ $0.00418/kWh*	$0.66
Storm Surcharge	*158 kWh @ $0.02121/kWh*	$3.35
Florida Gross Receipt Tax		$1.13
Electric Service Cost		**$45.22**

Current Month's Electric Charges **$45.22**

Avg kWh Used Per Day



Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022968
Statement Date: 09/30/2025

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

Meter Read

Meter Location: Area Light

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	09/22/2025	8,145		7,983		162 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*162 kWh @ $0.08641/kWh*	$14.00
Fuel Charge	*162 kWh @ $0.03391/kWh*	$5.49
Storm Protection Charge	*162 kWh @ $0.00577/kWh*	$0.93
Clean Energy Transition Mechanism	*162 kWh @ $0.00418/kWh*	$0.68
Storm Surcharge	*162 kWh @ $0.02121/kWh*	$3.44
Florida Gross Receipt Tax		$1.15
Electric Service Cost		**$45.85**

Avg kWh Used Per Day



Current Month's Electric Charges **$45.85**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023099
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	09/22/2025	22,636		22,264		372 kWh	1	32 Days

Charge Details

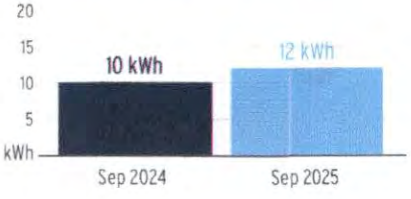
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*372 kWh @ $0.08641/kWh*	$32.14
Fuel Charge	*372 kWh @ $0.03391/kWh*	$12.61
Storm Protection Charge	*372 kWh @ $0.00577/kWh*	$2.15
Clean Energy Transition Mechanism	*372 kWh @ $0.00418/kWh*	$1.55
Storm Surcharge	*372 kWh @ $0.02121/kWh*	$7.89
Florida Gross Receipt Tax		$1.96
Electric Service Cost		**$78.46**

Current Month's Electric Charges **$78.46**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023214
Statement Date: 09/30/2025

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

Meter Read

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	09/22/2025	20,394		20,029		365 kWh	1	32 Days

Charge Details

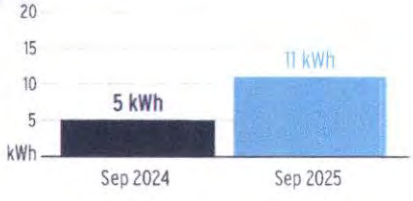
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*365 kWh @ $0.08641/kWh*	$31.54
Fuel Charge	*365 kWh @ $0.03391/kWh*	$12.38
Storm Protection Charge	*365 kWh @ $0.00577/kWh*	$2.11
Clean Energy Transition Mechanism	*365 kWh @ $0.00418/kWh*	$1.53
Storm Surcharge	*365 kWh @ $0.02121/kWh*	$7.74
Florida Gross Receipt Tax		$1.93
Electric Service Cost		**$77.39**

Current Month's Electric Charges **$77.39**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023339
Statement Date: 09/30/2025

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	09/22/2025	7,886		7,749		137 kWh	1	32 Days

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Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*137 kWh @ $0.08641/kWh*	$11.84
Fuel Charge	*137 kWh @ $0.03391/kWh*	$4.65
Storm Protection Charge	*137 kWh @ $0.00577/kWh*	$0.79
Clean Energy Transition Mechanism	*137 kWh @ $0.00418/kWh*	$0.57
Storm Surcharge	*137 kWh @ $0.02121/kWh*	$2.91
Florida Gross Receipt Tax		$1.05
Electric Service Cost		**$41.97**

Avg kWh Used Per Day



Current Month's Electric Charges **$41.97**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023446
Statement Date: 09/30/2025

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	09/22/2025	15,869		15,666		203 kWh	1	32 Days

Charge Details

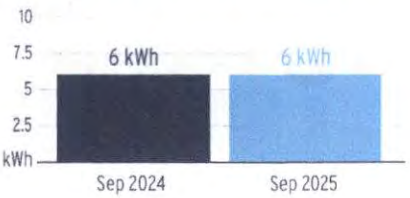
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*203 kWh @ $0.08641/kWh*	$17.54
Fuel Charge	*203 kWh @ $0.03391/kWh*	$6.88
Storm Protection Charge	*203 kWh @ $0.00577/kWh*	$1.17
Clean Energy Transition Mechanism	*203 kWh @ $0.00418/kWh*	$0.85
Storm Surcharge	*203 kWh @ $0.02121/kWh*	$4.31
Florida Gross Receipt Tax		$1.31
Electric Service Cost		**$52.22**

Current Month's Electric Charges **$52.22**

Total Current Month's Charges **$5,326.25**

Avg kWh Used Per Day



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INVOICE

Customer	Park Place Community Development District
Acct #	762
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Park Place Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Payment Information	
Invoice Summary	$ 17,423.00
Payment Amount	
Payment for:	Invoice#29657
100125705	

Thank You

Please detach and return with payment

Customer: Park Place Community Development District

Invoice	Effective	Transaction	Description	Amount
29657	10/01/2025	Renew policy	Policy #100125705 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	17,423.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 17,423.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/19/2025

BATES ELECTRIC®

POWER ON

INVOICE

Invoice Date: Oct 2/25

Invoice #: W34369

Completion Date: Sep 30/25

To	Site Address
Park Place CDD 2005 Pan Am Circle Suite 300 Tampa, FL. 33607 Att: Clay Wright	Park Place CDD 11210-11200 Cavalier Place Westhcase, FL. 33626

Reference: BREAKER

Workorder #: 25-0004885

:

Customer PO:

Work Performed

Bates Electric provided the following services:

1. Meet Jacob sub contractor onsite to review scope of work

2. Supply & Install (1) new 20A 2 Pole Ground Fault Circuit Breaker for Pump

3. Found loose neutral bar in panel. Installed jumper wire from neutral lug to neutral bar

3. Test for proper operation

Note: Bates noticed that the existing panel has some further issues that the customer should take care of. The main lugs on the panel have been double tapped and should only have 1 set of wires under the lug. The neutral bar needs to be permanently installed as it is running off of the jumper wire for now. (See Attached pics)

BATES ELECTRIC®

POWER ON

INVOICE

Invoice Date: Oct 2/25

Invoice #: W34369

Completion Date: Sep 30/25

To	Site Address
Park Place CDD 2005 Pan Am Circle Suite 300 Tampa, FL. 33607 Att: Clay Wright	Park Place CDD 11210-11200 Cavalier Place Westhcase, FL. 33626

Reference: BREAKER

Workorder #: 25-0004885

:

Customer PO:

Description			Total
Total Materials			277.60
SERV Call	1.00	189.00	189.00
Service Technician	4.00	89.00	356.00
Total Invoice			822.60

7901 Hopi Place, Tampa, FL 33634
(813) 888-7050

Payment Terms: NET 30
Work Authorized By: CHRISTINA



The Goat Plumbing Company LLC
4029 CRESCENT PARK DR, RIVERVIEW, FL 33578 USA
813-438-4628

BILL TO
Park Place CDD c/o Inframark Infrastructure Management Services
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE	INVOICE DATE
19259006	Jun 19, 2025

JOB ADDRESS
Park Place CDD
11602 Greensleeve Avenue
Tampa, FL 33626 USA

Completed Date: 6/19/2025
Technician: Austin Beedy

Technician: Troy Joyce

Payment Term: Due Upon Receipt
Due Date: 6/19/2025

DESCRIPTION OF WORK

Ran the Jetter through six storm drains two storm drains The customer was most worried about in this community was drained and cleaned from the bottom. The rest of the drains are unable to be scraped clean of dirt due to water levels of pond and constant rain. If customer has any concerns, please reach out to Joe and confirm what you would like to be done from here on.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
JSCI/2HR/1475XC	This price is to Hydro jet the storm drain systems on six different locations throughout the community. We will need to clean out the debris in the area. Blast systems out with a high-pressure drain restoration equipment. This will be an ongoing process and work that needs to be completed throughout the community. This was agreed-upon by the board and Mr. Charles that we will do this at $1500 per location we are starting this off at six locations. This is what the cost covers for six locations.	6.00	$1,500.00	$9,000.00

SUB-TOTAL	$9,000.00
TOTAL DUE	$9,000.00
BALANCE DUE	**$9,000.00**

Thank you for choosing The Goat Plumbing Company LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned

checks, and a financing charge of 20% per month shall be applied for overdue amounts.

We are not responsible for any plumbing beyond the point of our repair or tie in on water, drainage, septic or re-piping. This includes anything surrounding the plumbing system of the home or property as well.

Any unforeseen tasks will be at additional expense.

Sign here  Date 6/19/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by The GOAT Plumbing Company LLC TAMPA has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here  Date 6/19/2025

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See **Specific Instructions** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Goat Plumbing Company LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

715 Meadow Ridge Way

Requester's name and address (optional)

6 City, state, and ZIP code

Marysville, OH 43040

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	2	–	3	4	9	6	8	5	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** M Jon Hon | **Date** 1/24/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

The Goat Plumbing Company LLC
4029 CRESCENT PARK DR, RIVERVIEW, FL 33578 USA
813-438-4628

BILL TO
Park Place CDD c/o Inframark Infrastructure Management Services
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE	INVOICE DATE
19358627	Jun 27, 2025

JOB ADDRESS
Park Place CDD
11719 Gothic Lane
Tampa, FL 33626 USA

Completed Date: 6/27/2025
Technician: Austin Beedy

Technician: Joseph Bates

Payment Term: Due Upon Receipt
Due Date: 6/27/2025

DESCRIPTION OF WORK

We will need to install some kind of discharge pump to disperse the water from the pond to a different location. The storm drain in this area specifically is super low into the pond and with the heavy rain that we have had the last couple weeks, the pond does not have time to disperse the water back into the ground or have it evaporate I will possibly be making some kind of plan to install a discharge station we will continue to remove tree, branches leaves, toys, bowls, etc., out of the systems to help keep with the flow of drain

TASK	DESCRIPTION	QTY	PRICE	TOTAL
JSCI/2HR/1475XC	This is the 7th drain that needs to be cleaned and hydro jettd and camera to make sure no breaks in the line	1.00	$1,500.00	$1,500.00
System Observation	**SYSTEM OBSERVATION:** 1. **TECHNICIAN TO FILL IN THEIR OBSERVATIONS.** 2. . 3. . 4. . 5. . 6. .	1.00	$0.00	$0.00

We will need to install some kind of discharge pump to disperse the water from the pond to a different location. The storm drain in this area specifically is super low into the pond and with the heavy rain that we have had the last couple weeks, the pond does not have

time to disperse the water back into the ground or have it evaporate I will possibly be making some kind of plan to install a discharge station we will continue to remove tree, branches leaves, toys, bowls, etc., out of the systems to help keep with the flow of drain

SUB-TOTAL	$1,500.00
TOTAL DUE	$1,500.00
BALANCE DUE	**$1,500.00**

Thank you for choosing The Goat Plumbing Company LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 20% per month shall be applied for overdue amounts.

We are not responsible for any plumbing beyond the point of our repair or tie in on water, drainage, septic or re-piping. This includes anything surrounding the plumbing system of the home or property as well.

Any unforeseen tasks will be at additional expense.

Sign here  Date 6/27/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by The GOAT Plumbing Company LLC TAMPA has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here  Date 6/27/2025

INFRAMARK

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	**1162901**
Invoice Date	**10/10/2025**
Due Date	**11/9/2025**

To: **Park Place CDD**
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$27,649.00**

Subtotal	**$27,649.00**
Sales Tax	**$0.00**
Total	**$27,649.00**

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

10 Oct 2025 09:12:01AM CST

DISTRICT : PARK PLACE CDD

Go Green! Think before you print.

INVOICE NO. 1162901 - DETAIL

INVOICE DATE: 10/10/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/30/2025	4301955	PKPCDD District Area	General Maintenance; Highland Park Gutter Removal & Replacement and one sidewalk grind.	$0.00	$0.00	$2,649.00	$0.00	$2,649.00	N
	9/30/2025	4301965	PKPCDD District Area	General Maintenance; Sidewalk work order for Park Place CDD. Agreed amount to be billed to CDD.	$0.00	$0.00	$25,000.00	$0.00	$25,000.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$27,649.00**	**$0.00**	**$27,649.00**	
				BWO Total	**$0.00**	**$0.00**	**$27,649.00**	**$0.00**	**$27,649.00**	
				Invoice Total	**$0.00**	**$0.00**	**$27,649.00**	**$0.00**	**$27,649.00**	

INVOICE

RealEx Construction, LLC
2108 W Sligh Ave, Tampa, FL 33604
727-480-3502 | kestler@realexconstruction.com

Invoice To:

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

Project: Sidewalk Work – Mandolin Reserve & Mandolin Estates

Description	Amount
Total Project Cost	$17,100
Deposit Due (50%)	$8,550

Payment Terms:

50% deposit due to schedule work. Balance due upon completion.

Remit Payment To:

RealEx Construction, LLC
2108 W Sligh Ave, Tampa, FL 33604
727-480-3502 | kestler@realexconstruction.com

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 # 12038
Invoice Date 7/7/2025

Amount Due **$15,335.00**

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

Date	Description	Qty	Price	Total
7/7/2025	Landscaping according to estimate #5804 Revised CO#2	1.00	15335.00	15335.00

Terms Due on receipt
For 11282 Windsor Pl Cir, Tampa FL 33626

Subtotal 15335.00
Sales Tax
Total 15335.00

Amount Due **$15,335.00**

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!

CHECK REQUEST

Date:	**10/1/2025**
Invoice Number:	**2/16/2174**
District / Municipality Name:	**Park Place**
Please cut check from Acct. #:	**1794**
Please issue a check to:	Windsor HOA
Vendor Name:	Windsor HOA
Vendor No.:	
Check amount:	**$375.00**
Please code to:	
Check Description/Reason:	**REFUND**
Mailing instructions:	
Requester:	
Manager's Approval:	
Date:	**10/1/2025**

Report Date: 10/1/2025

Prepared By:
Inframark

Outlook

Re: Windsor Place Reimbursement

From Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Date Tue 9/30/2025 9:23 AM
To Millonig, Corissa <corissa.millonig@inframark.com>; Newsome, Christina <christina.newsome@inframark.com>; Montagna, Angel <Angel.Montagna@inframark.com>

Park Place

Jennifer Goldyn | Director of District Services

INFRAMARK
COMMUNITY MANAGEMENT

313 Campus Street Celebration, FL 34747
Email: jennifer.goldyn@inframark.com
Direct: (813) 652-2454 | www.inframark.com

Please note: *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

Go Green: Please do not print this e-mail unless you really need to!

From: Millonig, Corissa <corissa.millonig@inframark.com>
Sent: Monday, September 29, 2025 7:51 AM
To: Newsome, Christina <christina.newsome@inframark.com>; Montagna, Angel <Angel.Montagna@inframark.com>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Re: Windsor Place Reimbursement

Good Morning,

What District is this for?

From: Newsome, Christina <christina.newsome@inframark.com>
Sent: Friday, September 26, 2025 12:38 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>; Millonig, Corissa <corissa.millonig@inframark.com>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Re: Windsor Place Reimbursement

Yes, it is.

From: Montagna, Angel <Angel.Montagna@inframark.com>
Sent: Friday, September 26, 2025 3:37 PM
To: Newsome, Christina <christina.newsome@inframark.com>; Millonig, Corissa <corissa.millonig@inframark.com>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Re: Windsor Place Reimbursement

Christina - Is this the one that the board just approved?

PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION

Angel Montagna | Vice President of District Services

INFRAMARK
WATER & INFRASTRUCTURE SERVICES

313 Campus Street Celebration, FL 34747

From: Newsome, Christina <christina.newsome@inframark.com>
Sent: Friday, September 26, 2025 3:36 PM
To: Millonig, Corissa <corissa.millonig@inframark.com>
Cc: Montagna, Angel <Angel.Montagna@inframark.com>; Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Fw: Windsor Place Reimbursement

Hey Cori,

I need your help getting this $375 reimbursed to the Windsor HOA.

From: Dawn Archambault <darchambault@greenacre.com>
Sent: Friday, September 26, 2025 3:27 PM
To: Newsome, Christina <christina.newsome@inframark.com>; Montagna, Angel <angel.montagna@inframark.com>; Goldyn, Jennifer <jennifer.goldyn@inframark.com>
Subject: Windsor Place Reimbursement

This Message Is From an External Sender
This message came from outside your organization. Please use caution when clicking links.

Hello,

This invoice is for work that was done outside of the wall and Windsor Place will need to be reimbursed.

Please advise as to when we may anticipate receiving the payment.

Thank you.

Dawn Archambault, CAM, CMCA
Community Association Manager

GREENACRE PROPERTIES, INC.
Proven Experience
Guiding Your Community's Future!

4131 Gunn Highway
Tampa, FL 33618
Direct Line (813) 936-4149

If you currently do not have access to your Association Web Portal,
please visit: https://home.greenacre.com
to register. You must be an owner to have access.

Your Community Documents are available in the portal.

BEST OF THE BEST

TOP WORK PLACES 2024 Tampa Bay Times

If you wouldn't mind leaving a Google review for Greenacre Properties, we would greatly appreciate it! It means a lot to us to hear from our customers.

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Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/11/2025	10/02/2025

Summary of Account Charges

Previous Balance	$50.44
Net Payments - Thank You	$-50.44
Total Account Charges	**$82.07**
AMOUNT DUE	**$82.07**

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

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

1,183 0

DUE DATE	10/02/2025

Auto Pay Scheduled
DO NOT PAY

00192399902291 00000082073

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/11/2025	10/02/2025

Service Address: 11741 CITRUS PARK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	08/08/2025	539290	09/09/2025	542309	301900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$68.38
Total Service Address Charges	**$68.38**



Hillsborough County Florida

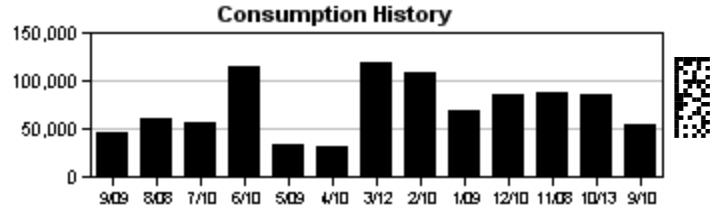
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	09/11/2025	10/02/2025

Service Address: 11698 CITRUS PARK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	08/08/2025	108625	09/09/2025	109081	45600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$13.69
Total Service Address Charges	**$13.69**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	08/21/2025	09/11/2025

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	07/21/2025	300464	08/19/2025	300464	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$5.94

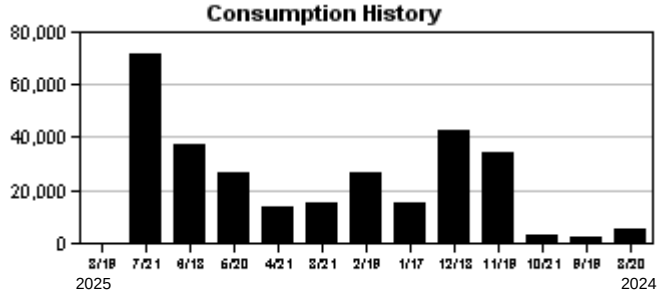
Summary of Account Charges

Previous Balance	$18.13
Net Payments - Thank You	$-18.13
Total Account Charges	**$5.94**
AMOUNT DUE	**$5.94**

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

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

4,609 0

DUE DATE	09/11/2025

Auto Pay Scheduled
DO NOT PAY

00447830000001 00000005942

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	09/22/2025	10/13/2025

Service Address: 11592 FOUNTAINHEAD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034976	08/19/2025	268741	09/18/2025	270104	136300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$35.73

Summary of Account Charges

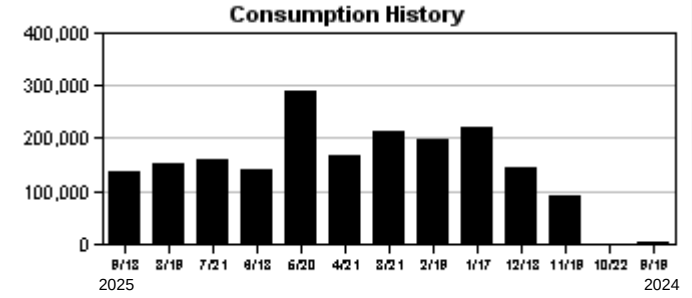
Previous Balance	$40.49
Net Payments - Thank You	$-40.49
Total Account Charges	**$35.73**
AMOUNT DUE	**$35.73**

Important Message

Starting Oct. 1, 2025, BOCC-approved rate increases take effect. Residential customers using 8,000 gallons of water monthly will see an average bill increase of approximately $8.85. For details, visit HCFL.gov/Water and select Water Rates & Fees.

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: **4121609190**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

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

193 0

0041216091904 00000035733

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	09/22/2025	10/13/2025

Service Address: 14727 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	08/19/2025	16434	09/18/2025	16443	900 GAL	ACTUAL	WATER

Service Address Charges

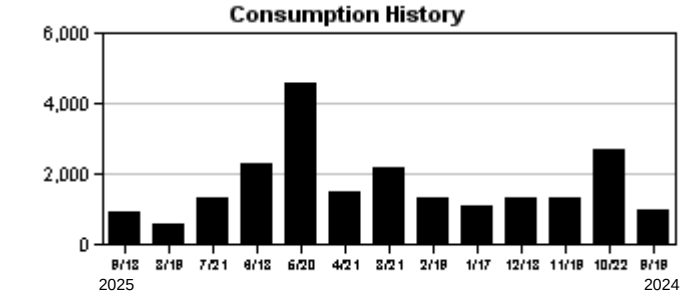
Customer Service Charge	$6.03
Purchase Water Pass-Thru	$2.72
Water Base Charge	$20.91
Water Usage Charge	$0.93
Sewer Base Charge	$50.60
Sewer Usage Charge	$5.87

Summary of Account Charges

Previous Balance	$83.88
Net Payments - Thank You	$-83.88
Total Account Charges	**$87.06**
AMOUNT DUE	**$87.06**

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: **3640510000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

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

2,467 0

0036405100003 00000087064

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	09/22/2025	10/13/2025

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	08/19/2025	8849	09/18/2025	8894	4500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.03
Purchase Water Pass-Thru	$13.59
Water Base Charge	$12.52
Water Usage Charge	$4.64

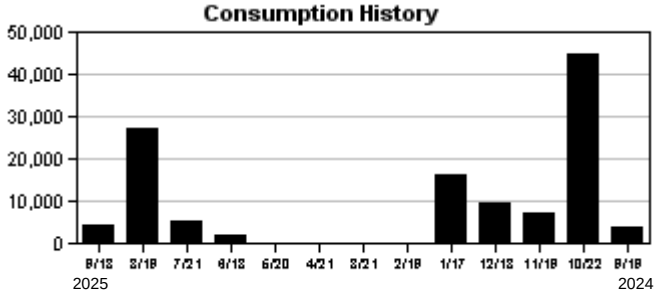
Summary of Account Charges

Previous Balance	$192.00
Net Payments - Thank You	$-192.00
Total Account Charges	**$36.78**
AMOUNT DUE	**$36.78**

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

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

1,811 0

0026405100004 00000036780

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	09/22/2025	10/13/2025

Service Address: 14658 CANOPY DR

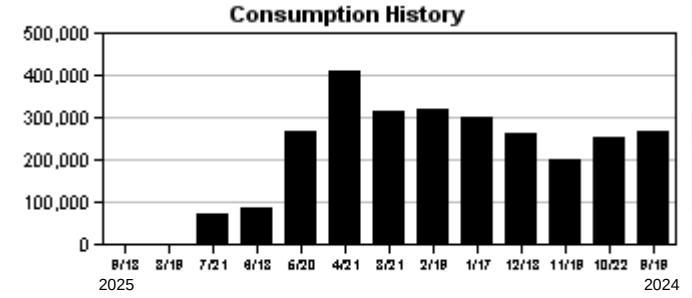
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	08/19/2025	528291	09/18/2025	528291	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$5.94

Summary of Account Charges

Previous Balance	$5.94
Net Payments	$0.00
Past Due Amount	$5.94
Total Account Charges	**$5.94**
AMOUNT DUE	**$11.88**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4439866474**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

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

389 0

00443986647 46 00000011882

INVOICE

All Traffic Solutions

INVOICE #: **SIN045880**
DATE: **08**/15/2025

PO Box 221410
Chantilly, VA 20153
Phone 866-366-6602
Email: accountsreceivable@alltrafficsolutions.com

Tax ID: 25-1887906
DUNS: 001225114
GSA Contract #: GS-07F-6092R

BILL TO: **Park Place CDD**

SHIP TO: **Park Place CDD**

REFERENCE #	SHIPPING METHOD	PAYMENT TERMS	DUE DATE
None		Net 30	09/14/2025

ITEM #	DESCRIPTION	UNITS	QTY	UNIT PRICE	AMOUNT
4000750	App, Mobile User Interface perpetual license (only 1 required per account—Bluetooth required, enabled separately)	Each	1	$100.00	$100.00
4000561	Shield 12 Speed Display; base unit w/ mounting bracket	Each	1	$2,849.00	$2,849.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	Each	1	$1,500.00	$1,500.00
4001816	Integrated Solar pole mount battery kit (Sh12) 11.5Ah batt, LFP charger & solar controller	Each	1	$596.70	$596.70
4000659	Solar panel, 50W; includes bracket for pole and harness	Each	1	$496.74	$496.74
4000641	Shipping and Handling Common Carrier	Each	1	$115.00	$115.00
4001190	Discount - New Purchase	Each	1	$-280.00	$-280.00
				Subtotal	**$5,377.44**
				Sales Tax	**$0.00**
				Freight	**$0.00**
				Total	**$5,377.44**

Check Payment Instructions

PLEASE NOTE NEW REMITTANCE ADDRESS:

Remittance Address: All Traffic Solutions, Inc.
PO Box 221410
Chantilly, VA 20153

Wire/EFT Payment Instructions

Business Address: All Traffic Solutions, Inc.

14201 Sullyfield Circle, Suite 300
Chantilly, VA 20151

Bank Address: Pacific Western Bank
555 Mangum Street, Suite 1000
Durham, NC 27701

Routing/ABA Number: 122238200

Account Number: 1001920972

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
4/24/2025	3930

Bill To

Park Place CDD
C/O Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	On site emergency visit to troubleshoot men's restroom clogged. Once onsite the women's restroom was checked out and found to be in working order. The tank is filling slowly most likely from a old flap. I recommend replacing. The men's restroom was locked and no key onsite. The door had to pried open as it was locked from the inside. Once inside the toilet was clogged and not flushing correctly and had not been cleaned in sometime and was showing residue around the inside of the bowl from water and feces sitting for some time. A tiny toy was found in the toilet which was most likely causing the issue. Once removed the toile began to flush. While onsite I cleaned the toilet removing all sitting residue and wiped down all surfaces. I put tape on the door to help it from being locked again from the inside. A separate proposal will be sent for correcting and bringing the doors to a better locking solution	325.00	325.00

All work is complete!

Total $325.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
5/13/2025	3979

Bill To

Park Place CDD
C/O Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	On site emergency visit to troubleshoot women's restroom clogged.	150.00	150.00

All work is complete!

Total	$150.00

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
159295	9/22/2025
CUSTOMER ID	**NET TERMS**
C2302	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Arturo Gandarilla- 7-15-25 LOWES: $424.64	1	Ea	424.64		424.64
B/W Copies	18	Ea	0.15		2.70
Color Copies	161	Ea	0.39		62.79
Subtotal					**490.13**

Subtotal	$490.13
Tax	$0.00
Total Due	$490.13

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.

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	09/22/2025	10/13/2025

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	08/19/2025	300464	09/18/2025	300464	0 GAL	ACTUAL	RECLAIM

Service Address Charges

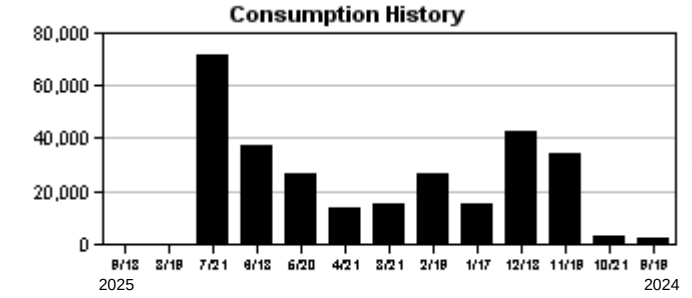
Reclaimed Water Charge	$5.94

Summary of Account Charges

Previous Balance	$5.94
Net Payments - Thank You	$-5.94
Total Account Charges	**$5.94**
AMOUNT DUE	**$5.94**

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: **4478300000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	10/13/2025

Auto Pay Scheduled
DO NOT PAY

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

417 0

00447830000001 00000005942

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 #	17906
Invoice Date	10-01-25
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**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
160644	10/8/2025
CUSTOMER ID	**NET TERMS**
C2302	Due On Receipt
PO#	**DUE DATE**
	10/8/2025

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	2,208.33		2,208.33
Field Management	1	Ea	1,041.67		1,041.67
Technology Services	1	Ea	208.33		208.33
Recording Secretary	1	Ea	416.67		416.67
Administrative Services	1	Ea	208.33		208.33
Assessment Services	1	Ea	375.00		375.00
Subtotal					**4,458.33**

Subtotal	$4,458.33
Tax	$0.00
Total Due	$4,458.33

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.

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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

Board Meeting Date: October 15, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	X	$200.00
2	Eric Bullard	X	$200.00
3	Bill Berra	X	$200.00
4	Ericka Lavina	X	$200.00
5	Mike Foley	X	$200.00

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

Approved for payment:

District Manager Signature

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

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Board Meeting Date: October 15, 2025

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5	Mike Foley	X	$200.00

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

Approved for payment:

District Manager Signature

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

FloridaCommerce, Special District Accountability Program Check mailed Seperately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				**Invoice No: 92689**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/02/2025: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Park Place Community Development District
Mr. Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

2. Telephone:	813-397-5121 Ext:
3. Fax:	813-873-7070
4. Email:	brian.lamb@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.parkplacecdd.org
8. County(ies):	Hillsborough
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	12/07/2020
11. Creation Document on File:	09/05/2001
12. Date Established:	08/24/2001
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinances 01-12 and 08-5
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

Gene Roberts
Park Place Community Development District
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Invoice Date: September 25, 2025
Project No: 20181258-000
Invoice No: 6896

Additional Information:

Contract No: **Facility:**
Proposal No: **GSA Sin No:**
Project Manager: Charles R. Reed **Store/Unit No:**

Project 20181258-000 Park Place CDD

Professional Services from August 16, 2025 to September 12, 2025

Task 01 General Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	8/18/2025	.50	190.00	95.00	
Park Place CDD / project updates					
Reed, Charles	8/19/2025	1.00	190.00	190.00	
Park Place CDD / project updates					
Totals		1.50		285.00	
Total Labor					**285.00**

Total this Task **$285.00**

Task 02 Special Services

Total this Task **0.00**

Task 03 Construction Services

Total this Task **0.00**

Total this Invoice **$285.00**

Outstanding Invoices

Number	Date	Balance
5620	6/4/2025	7,790.00
5945	6/27/2025	3,515.00
6193	7/18/2025	2,375.00

6595	8/28/2025	2,185.00
Total		**15,865.00**

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park Place

Board Meeting Date: October 15, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	X	$200.00
2	Eric Bullard	X	$200.00
3	Bill Berra	X	$200.00
4	Ericka Lavina	X	$200.00
5	Mike Foley	X	$200.00

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

Approved for payment:

District Manager Signature

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Park Place CDD
Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

October 07, 2025
Client: 001365
Matter: 000001
Invoice #: 27300

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2025	AM	REVIEW STATUES FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	$35.00
9/16/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH A. MONTAGNA REGARDING SAME.	0.3	$91.50
		Total Professional Services	0.5	$126.50

Total Services	$126.50	
Total Disbursements	$0.00	
Total Current Charges		$126.50
Previous Balance		$91.50
Less Payments		*($91.50)*
PAY THIS AMOUNT		**$126.50**

Please Include Invoice Number on all Correspondence

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	
9/28/25-9/28/25	PARK PLACE CDD	
Billing Date	**Sales Rep**	**Customer Account**
9/28/2025	Deirdre Bonett	TB117357
Total Amount Due	**Invoice Number**	
$552.00	56369-092825	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/28/25	9/28/25	56369	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meetings Schedule	2	1.00x53.00 L	$550.00
					Affidavit Fee			$2.00

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	
9/28/25-9/28/25	PARK PLACE CDD	
Billing Date	**Sales Rep**	**Customer Account**
9/28/2025	Deirdre Bonett	TB117357
Total Amount Due	**Invoice Number**	
$552.00	56369-092825	

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

56369

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF 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 Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 09/28/25 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 Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **09/28/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

Park Place
Community Development District

The Board of Supervisors of the Park Place Community Development District will hold the meetings for Fiscal Year 2026 at The Lake House, 11740 Casa Lago Lane Tampa, Florida 33626, on the third Wednesday of every month at 11:00 a.m. on the dates that follow:

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

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Angel Montagna
District Manager
September 28, 2025 56369

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Park Place

Board Meeting Date: October 15, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	X	$200.00
2	Eric Bullard	X	$200.00
3	Bill Berra	X	$200.00
4	Ericka Lavina	X	$200.00
5	Mike Foley	X	$200.00

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

Approved for payment:

District Manager Signature

Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/01/25	8332
Terms	**Due Date**
Net 30	10/31/25

BILL TO	PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626	Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
$22,194.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6651 - Park Place CDD Maintenance Proposal 8.27.25 October 2025		**$22,194.00**	**$0.00**	**$22,194.00**
	#6651 - Park Place CDD Maintenance Proposal 8.27.25 October 2025		**$22,194.00**	**$0.00**	**$22,194.00**
	Total		**$22,194.00**	**$0.00**	**$22,194.00**

MINUTES OF MEETING
PARK PLACE CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT

The Park Place Community Development District regular meeting of the Board of Supervisors was held on October 15, 2025, and called to order at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa Fl 33626.

Present and constituting a quorum were:

Cathy Powell	Board Supervisor, Chair
Erica Lavina	Board Supervisor, Vice Chair
Bill Berra	Board Supervisor, Assistant Secretary
Eric Bullard	Board Supervisor, Assistant Secretary
Mike Foley	Board Supervisor, Assistant Secretary

Also presents were:

Christina Newsome	District Manager, Inframark
Angel Montagna	District Manager, Inframark
Howard Neal	Field Services Director, Inframark
Gabe Montagna	Field Service, Inframark
Jason Jasczak	Advanced Aquatic
Residentes in attendance.	

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

The meeting was called to order at 11:00a.m. and roll call was conducted.

A quorum was established.

SECOND ORDER OF BUSINESS **Motion to Adopt Agenda**

The Board approved the agenda.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape

i. Field Inspection Report

Mr. Neal presented his report. A discussion ensued as follows:

- A broken pipe at the pond is scheduled for repair for October 15, 2025 by Pine Lake.
- The Board approved items that need to be done in between meetings can be done with a NTE between the range of $2k and $3K and brought back to the Board for ratification.
- The speed sign has been adjusted to the proper height, but needs to be set for more sensitivity in order to register speed prior to car passing the sign.
- Mr. Neal provided a sidewalk update, with the last portion being scheduled, and will provide a schedule to the Board once it is confirmed.
- Mr. Neal will continue to get proposals for pavers that are sinking throughout the communities to be presented on the November agenda.
- Proposals will be secured to paint all grey areas the color of the wall and white areas cream for the Mandolins monuments.
- Ericka will ask the resident to take down the swing on CDD property.
- Mr. Neal will secure proposals for pressure washing all CDD owned areas.

ii. Discussion on Landscaping

A discussion ensued on the topics below:

- The sod project at the wall has started and will be completed by Friday if weather permitting.
- The annuals are dead due to no irrigation.
- The reclaim water was off.
- The decoders were not getting power.
- Going through irrigation items, the sprinkler heads were not coming out of the ground.
- The watering times are not set properly.
- The annuals will be pulled out and replaced as soon as the irrigation is confirmed to be working.
- Pine Lake will look at the irrigation wiring at the wall and provide a proposal to move it behind the wall to Windsor property.
- A palm trimming plan will be developed to provide to the Board.

- The Board approved the following proposals:
  The removal of 6 pine trees in the medians on Racetrack for $1980.00 and will provide confirmation once removed.
  The cleanup of focal points in communities for $13,837.21.
- Moving forward, when receiving an invoice by Pine Lake, it will be broken out for each community - Mandolin Estates/Mandolin Reserves/Windsor/Highland Park.

B. Aquatics Report

Mr. Jasczak presented his report to the Board.

- All documents were submitted regarding Carp.
- Lake Dagney looks good.
- Mr. Jasczak will submit a proposal for remediation of pond 3 to present at the next meeting.
- Trash will be picked up in the ponds.

C. District Engineer

- An update was provided on the swale concern on pond 11.
- Piping along the easement has some depressions, and it was the same in another area.
- Proposals will be secured for repairs.
- 3 permits that are overdue will be addressed and brought current.

D. District Counsel

There being no report, the next order of business followed.

E. District Manager

There being no report, the next order of business was followed.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of RX Turf Installation Proposal

The Board approved the turf proposals.

B. Consideration of Resolution 2026-01; Goals and Objectives FY 2026

The Board approved the Resolution 2026-01 Goals and Objective FY2026.

A discussion ensued regarding street parking.

Further discussion ensued regarding the below:

- Need to ensure the holiday lighting charges for 2025 get classed correctly - Mandolin/Windsor - $8K/ Highland Park - $18K.
- Need to get proposal for monthly Maintenance on fountain as we currently have quarterly.
- Need to confirm the new bank accounts were open to start obtaining interest.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held on September 17, 2025

B. Consideration of Operations and Maintenances Expenditures for September 2025

C. Consideration of September 2025 Financial Statements and Check Register

The Board approved consent agenda items as presented.

SIXTH ORDER OF BUSINESS **Supervisor Request**

The Board of Supervisors discussed the following.

- Need to ensure the damage on South Mobley gets repaired after the project is complete.
- Need proposals for painting of signs and street light poles.
- No parking and striping proposals.
- No fishing signs at pond 11.
- Gate at Reserves is open.
- Reserves and Estates gate code change.
- Dead flowers.

SEVENTH ORDER OF BUSINESS **Audience Comments**

There were several comments received by residents regarding the following:

- A resident commented regarding dead plants along the wall.
- A resident asked questions about reclaimed water bill reimbursements.
- A resident commented about a proposal to move irrigation wiring at the wall.
- A resident asked questions about removal of a tree for cable box.
- A resident commented on Highland Park and Coach Dental areas needing to be addressed.
- A resident asked about the areas of the sidewalks that need to be pressure washed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 12:58 p.m.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

Park Place Community Development District

Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Park Place Community Development District

Date:

11/4/2025

Prepared by:

Jason Jasczak, 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

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Sites 5-6 …… 4

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Sites 9-10 …… 6

Sites 11-12 …… 7

Sites 13-14 …… 8

Sites 15-16 …… 9

Management Summary/Recommendations …… 10

Site Map …… 11

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

Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 looks good. The water level is low. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were treated previously treated and positive results were seen.





Pond 2

Comments:

Normal Growth Observed

Pond 2 is nearly dry. A minor amount of algae is present. This algae growth can be expected when there is only a few inches of water. Shoreline weeds were previously treated and positive results were seen. No issues were observed with submersed weeds or shoreline weeds.





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

Site Assessments

Pond 3

Comments:

Requires Attention

Algae bloom is present on this site. An influx of reclaimed water has been added to this pond from the sprinklers over the past several months. Due to the massive increase in nutrients, an algae bloom has occurred. A plan to target the algae and nutrients has been proposed.





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. Shoreline weeds were treated previously and positive results were seen.





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

Site Assessments

Pond 5

Comments:

Site Looks Good

5A left- Pond 5A looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Algae was previously treated and positive results were observed.





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

Pond 6

Comments:

Site Looks Good

The submersed weeds, Chara and Southern Naiad, were treated previously and positive results were seen. No issues were observed with algae or shoreline weeds. The shoreline weeds were previously treated on the exposed shoreline perimeter and positive results were seen.





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Site Assessments

Pond 7

Comments:

Site Looks Good

Pond 7 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated on the exposed shoreline and positive results were seen. The water level on this pond is low.





Pond 8

Comments:

N/a

Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 has been previously targeted for treatments to reduce algae. These treatments have been effective at reducing the algae and currently no algae is present. No issues were observed with algae, 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. Shoreline weeds were previously treated and no issues were observed. The water level is slightly below normal.





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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 below a normal level.

Fountain is operational and timer was adjusted to the correct time.





Pond 12

Comments:

Site Looks Good

Pond 12 looks great. The water level has continued to drop and is now at a low level. Shoreline weeds, including Torpedograss, were targeted previously and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

The aeration system is operational and timer was adjusted to the correct time.





Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The littoral area and native plants look great. The water level is low.

Fountain is operational and timer was adjusted to the correct time.





Pond 14

Comments:

Site Looks Good

Pond 14 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen. The water level has continued to drop and is currently low.

Fountain is operational and timer was adjusted to the correct time.





Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 looks good. Shoreline weeds were treated previously and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and is at a low level currently.
New aeration system is operational.





Pond 16

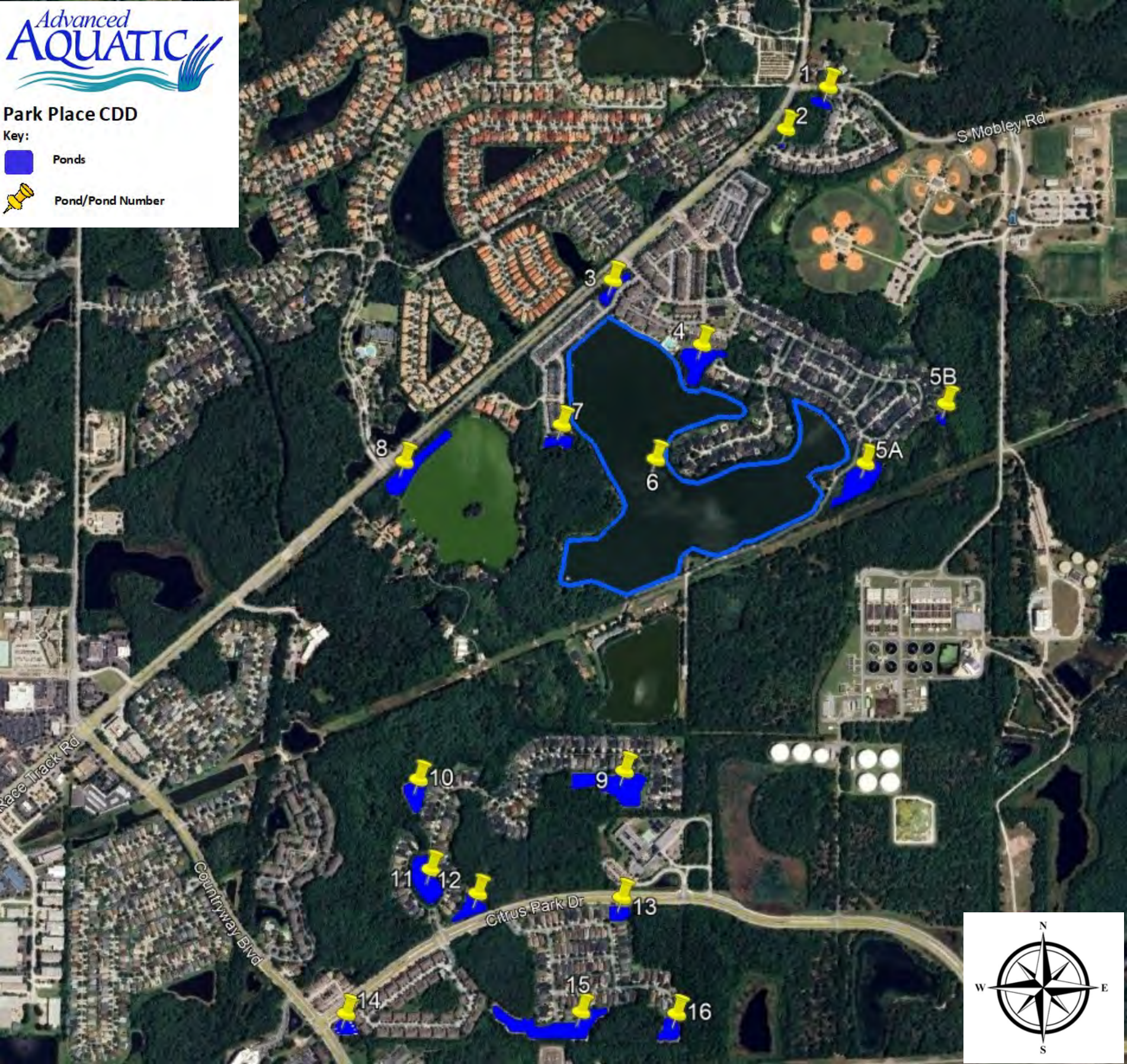
Comments:

Site Looks Good

Pond 16 looks great. Shoreline weeds were treated previously on the exposed shoreline and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.






Advanced AQUATIC
Park Place CDD
Key:
Ponds
Pond/Pond Number
1
2
3
4
5A
5B
6
7
8
9
10
11
12
13
14
15
16
S Mobley Rd
Citrus Park Dr
Countryway Blvd
Race Track Rd
N
S
E
W

ADVANCED AQUATIC SERVICES, Inc.

- FISH STOCKING PROPOSAL-

November 6, 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 and deliver 200 Grass Carp approximately 9" to 11" in size at Pond #6 (Galt Lake), located at Park Place CDD in Tampa, FL 33928
(Final pricing will be determined based on the current rate at the time of availability)

*An 80% Deposit is required prior to delivery- $2,400.00

Total $3,000.00

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: _____

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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



Highland Park CDD

Tuesday, 11 November 2025

Prepared For Board Of Supervisors

33 Item Identified

33 Item Incomplete

Jason Liggett

Division Manager- Field Services



Item 1

Assigned To: Pine Lake

Remove the creeping fig from the Highland Park sign on Ecclesia Drive. Make sure to monitor this area during each visit.



Item 2

Assigned To: Pine Lake

Treat the Indian Hawthorn at the Ecclesia Drive entrance sign for Entomosporium leaf spot. I recommend removing this variety of plant in the future due to its susceptibility to the disease."



Item 3

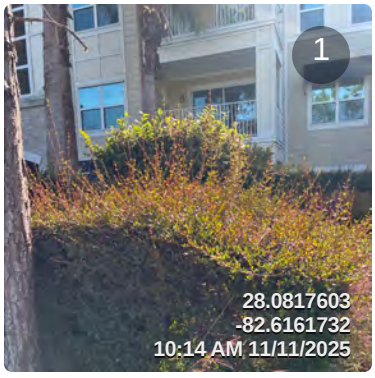
Assigned To: Pine Lake

Clean up the sucker growth along the fence line on Race Track Road in the crape myrtles.

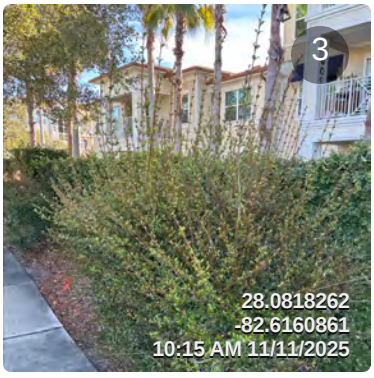
Item 4

Assigned To: Pine Lake

The Schilling hollies along Race Track Road need to be trimmed.









Item 5

Assigned To: Board

The Fakahatchee grass has been cut back on the inbound side of Ecclesia Drive.



Item 6

Assigned To: Pine Lake

During service visits, make sure to police the property for trash in both the turf areas and the beds.



Item 7

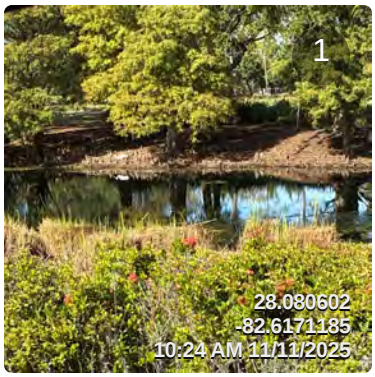
Assigned To: Pine Lake

On the inbound side of the entrance on Ecclesia Drive, remove the palmettos that are growing over the sidewalk.

Item 8

Assigned To: Pine Lake

Prune out the dead areas in the ixora on the inbound side of Bournemouth Road.



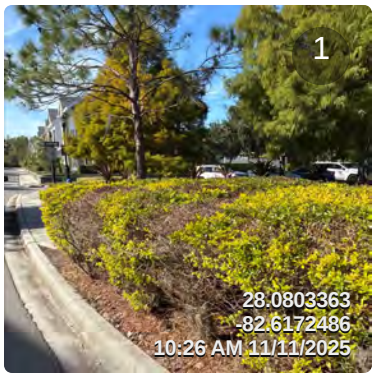


Item 9

Assigned To: Board/Pine Lake

During the spring, I would plan on doing an 80% cutback to the gold mound duranta on the inbound side of Bournemouth Road. We will need to replace two or three plants, but this will

give the remaining ones a chance to improve.

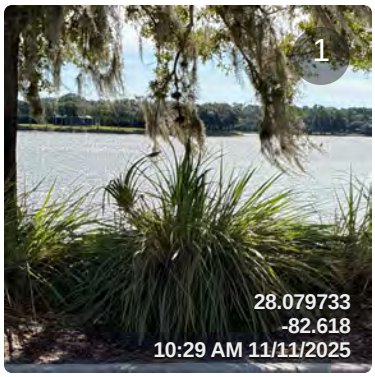




Item 10

Assigned To: Pine Lake

Cut back the Fakahatchee grasses and remove the palmetto suckers and other weeds in the planting material on the south side of Bournemouth Road along the main lake.

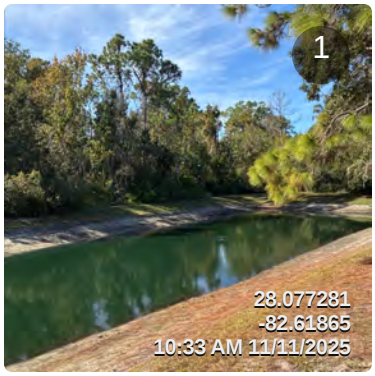


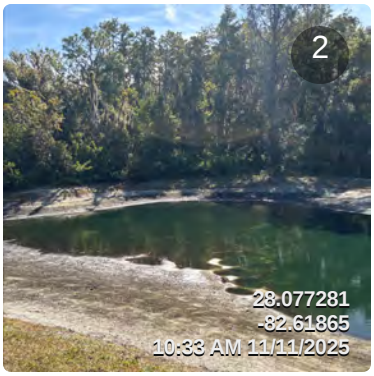


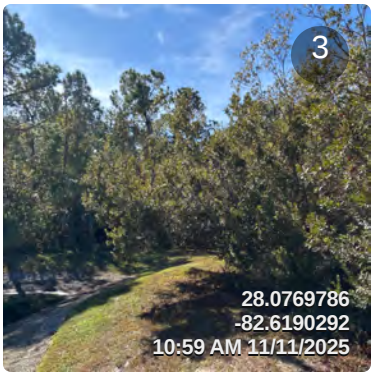
Item 11

Assigned To: Board/ Pine Lake

Pond 7 is in good shape, but water levels are very low. There is significant encroachment from the conservation area, which is blocking access for mowers. Can Pine Lake provide a proposal to push these areas back?









Item 12

Assigned To: Pine Lake

Remove the sucker growth in the Schilling hollies on the east side of Cotswolds Drive. Monitor the recently installed ixora to ensure they are thriving.







Item 13

Assigned To: Pine Lake

During visits, we need to do our best to remove any low-hanging moss in the district. This area is on Cotswold Drive along the main lake side.

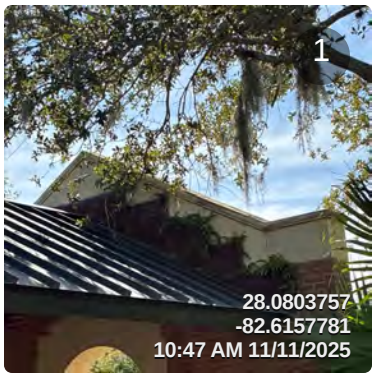


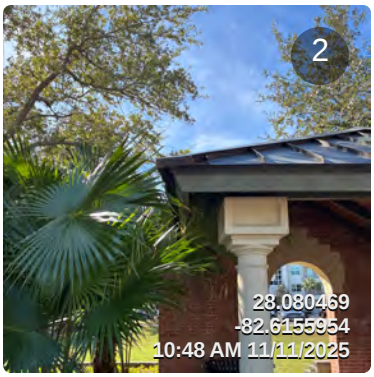


Item 14

Assigned To: Pine Lake/District Manager

Remove the limbs from the bus stop that are touching the structure. Can Pine Lake also remove the ferns or spray growing on the top of the structure?





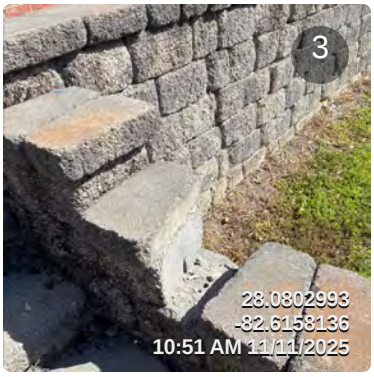
Item 15

Assigned To: District Manager

There are missing bricks in multiple places at the bus stop on Ecclesia Drive. I suggest having a paver company inspect this area.











Item 16

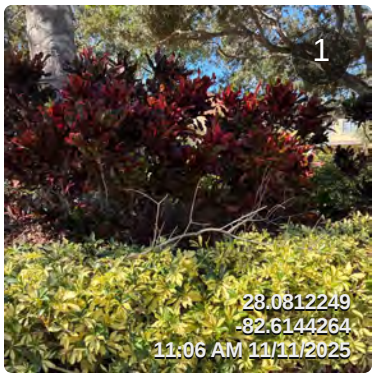
Assigned To: Inframark Maintenance Service

A new cover needs to be installed on the outlet box at the bus stop on Ecclesia Drive.

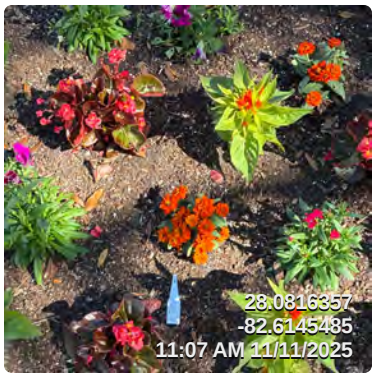
Item 17

Assigned To: Pine Lake

Pine Lake should ensure that all limbs are being removed from the bed spaces at Canopy Drive Park.



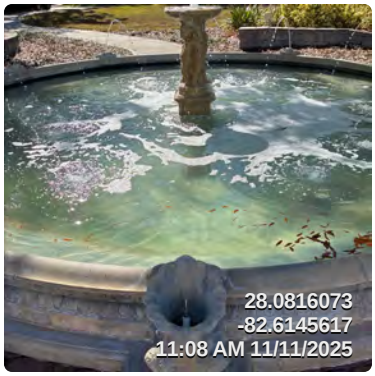




Item 18

Assigned To: Pine Lake

Ensure that annual tags are removed when annuals are installed.



Item 19

Assigned To: District Manager

One of the fountain heads at the park on Canopy Drive was not operating during my inspection.

Item 20

Assigned To: Pine Lake

Treat the tip fungus on the agapanthus near the building at the canopy drive park.





Item 21

Assigned To: Inframark Maintenace Service

At the Canopy Drive Park, in the building area, someone has spray-painted the sitting bench and sidewalk.





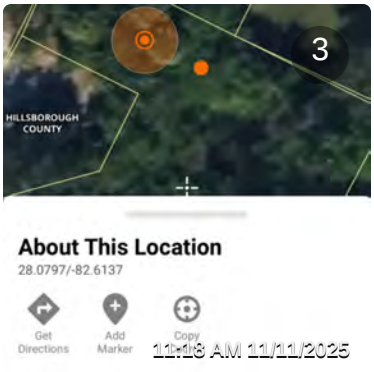
Item 22

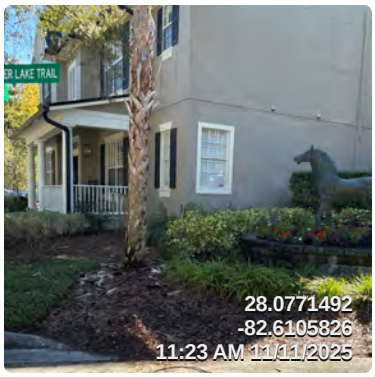
Assigned To: Board/ District Manager

During my inspection, I noticed some areas being cleared behind 17412 Canopy Drive, Tampa, Florida. The area that was accessed is part of the CDD. Was there an access agreement in place for this clearing?









Item 23

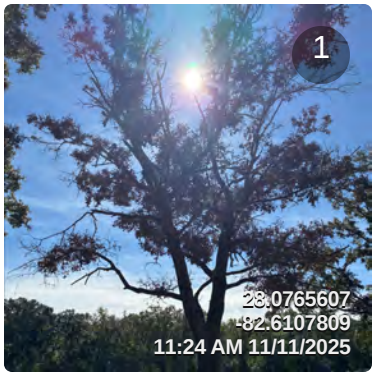
Assigned To: Pine Lake

Remove the palm fronds debris at the entrance to Whisper Lake Trail.

Item 24

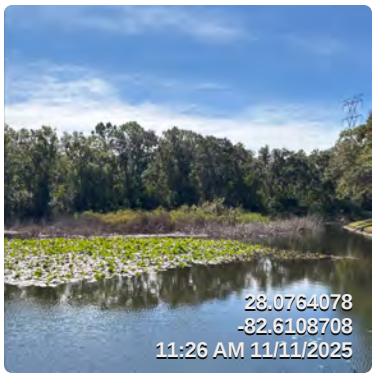
Assigned To: Pine Lake

We propose to remove the dead tree on Whisper Lake Trail that was struck by lightning. Additionally, all tree debris in the pond will be cleared to ensure safety and maintain the area’s natural appearance.









Item 25

Assigned To: Sitex Aquatics

Continue work on removing invasive plant material from Pond Number 5.



Item 26

Assigned To: Pine Lake

Treat the agapanthus for tip fungus at Perfect Place park.



Item 27

Assigned To: Pine Lake

Ensure that tree debris is regularly monitored and removed at the park on Perfect Place.



Item 28

Assigned To: Inframark Maintenance Service

Please be advised that the side gate at the park on Canopy Drive is missing its handle and needs repair.



Item 29

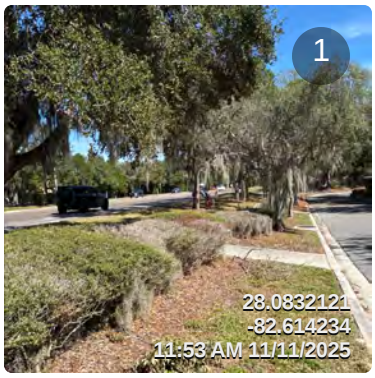
Assigned To: Board

Along the conservation area behind 14752 Canopy Drive, there are multiple basketball goals and a golf net set up on district property.

Item 30

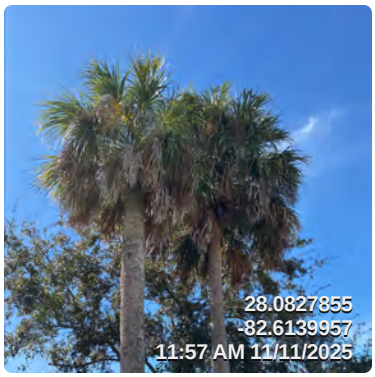
Assigned To: Board

Would the board like to receive a proposal from Pine Lake to remove the dead Schilling Hollies on the north side of Fountain Head Drive?









Item 31

Assigned To: Pine Lake

The palms in the district need to be pruned.



Item 32

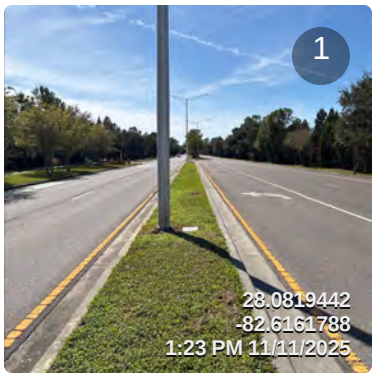
Assigned To: Pine Lake

Please remove the weeds in the bed spaces next to 11564 Fountain Head Drive. The plant material in this bed needs to be replenished. Would the board like to receive a proposal for this work?

Item 33

Assigned To: Pine Lake

In the center medians on Race Track Road, the dayflower is overtaking the St. Augustine grass. We need to get these areas treated with selective herbicide before the St. Augustine is completely lost.







Mandolin Estates

Tuesday, 11 November 2025

Prepared For Board Of Supervisors

10 Item Identified

10 Item Incomplete

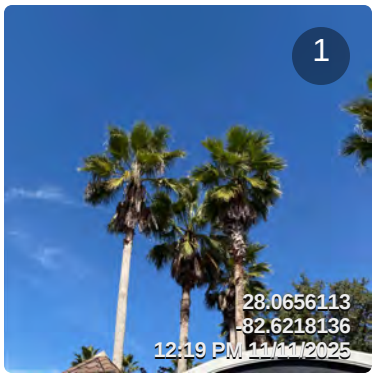
Jason Liggett

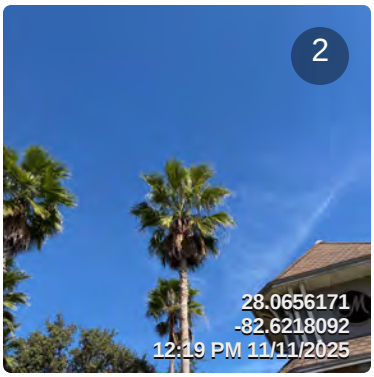
Division Manager- Field Services

Item 1

Assigned To: Pine Lake

The palms throughout the main entrance need to be trimmed.



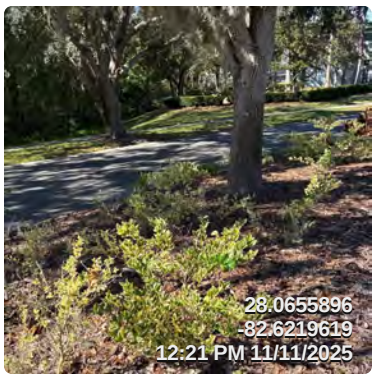




Item 2

Assigned To: District Manager

On the inbound side of the main entrance, bricks are missing from the lower half of the monument.



Item 3

Assigned To: Board

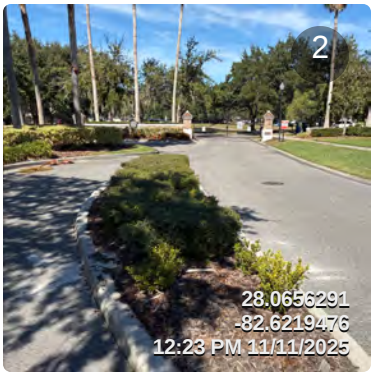
Would the board like to receive a proposal to remove the ligustrum in the center island and replace it with plant material better suited for the area?

Item 4

Assigned To: Pine Lake Irrigation

Pine Lake is requested to check the irrigation in the small island on the inbound side of the main entrance.







Item 5

Assigned To: District Manager

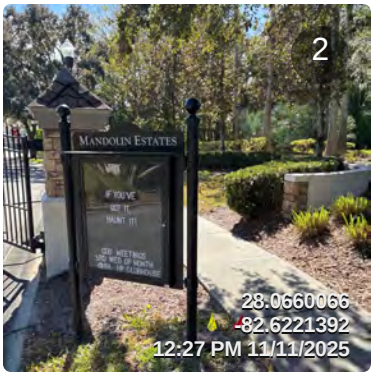
The main entrance is missing a sign. Are we currently having this repaired?

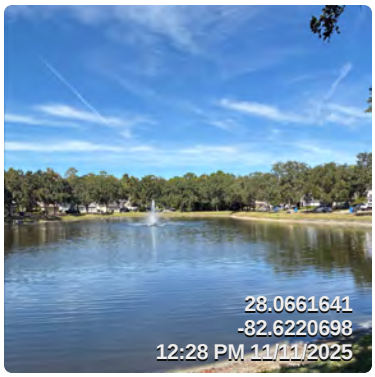
Item 6

Assigned To: Pine Lake Irrigation

It looks like we have another irrigation break on the outbound side of the main entrance, under the Mandolin Estates sign.







Item 7

Assigned To: Board

The main pond looks good, and the fountain is working. However, the water levels are very low.



Item 8

Assigned To: Pine Lake

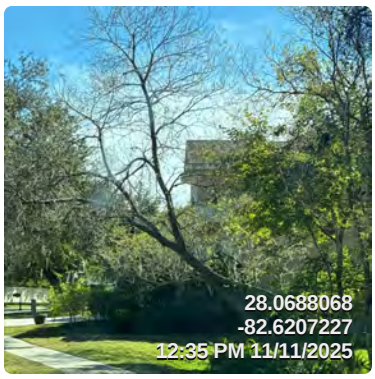
Remove the broken stalk from the philodendron on the inbound side of the main entrance, next to 11301 Minaret Drive.



Item 9

Assigned To: Pine Lake

Push back the overgrowth encroaching on the sidewalk across from 11319 Minaret Drive.



Item 10

Assigned To: Board

Does the board want a proposal to remove the willow branch next to 1134 Minaret Drive that is growing across the sidewalk? I’m concerned it could fall if conditions become wet in the conservation area.



Mandolin Reserve

Tuesday, 11 November 2025

Prepared For Board Of Supervisors

7 Item Identified

7 Item Incomplete

Jason Liggett

Division Manager- Field Services

Item 1

Assigned To: District Manager

There is a broken light on the outbound side of the entrance that needs to be replaced. Additionally, another broken light is located in the center island behind the annual beds and requires replacement.







Item 2

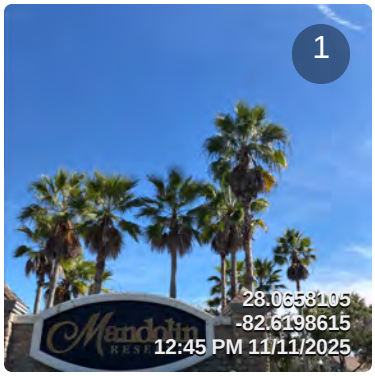
Assigned To: Pine Lake

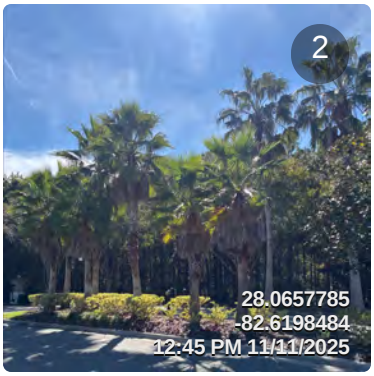
Pocket prune the dead growth from the Schilling Hollies in the raised containers on the outbound side and fertilize them. In my opinion, this plant material will likely need to be replaced.

Item 3

Assigned To: Pine Lake

Please note that the palms throughout the entrance require trimming.

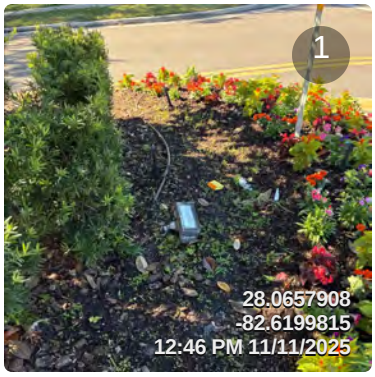


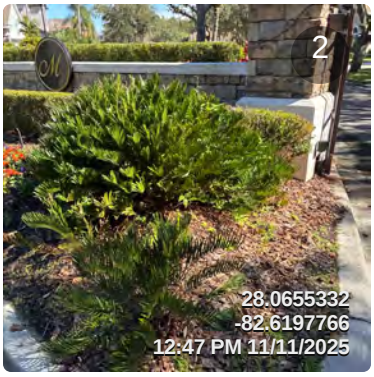


Item 4

Assigned To: Pine Lake

Improve weed control throughout the main entrance and remove the vines from the coontie palms.



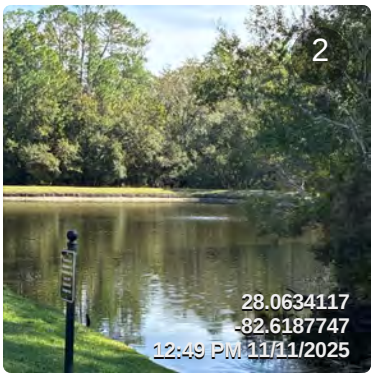


Item 5

Assigned To: Board

Both aerators in Pond Number 15 are running; however, pond levels are decreasing.



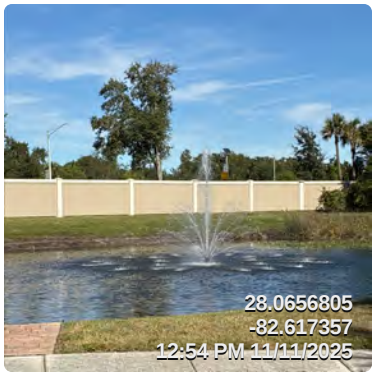




Item 6

Assigned To: Pine Lake

The palms in the island at the end of Greensleeve Avenue need to be pruned.



Item 7

Assigned To: Board

The fountain in Pond 13 is functioning properly; however, water levels are very low.



Windsor Place

Tuesday, 11 November 2025

Prepared For Board Of Supervisors

6 Item Identified

6 Item Incomplete

Jason Liggett

Division Manager- Field Services



Item 1

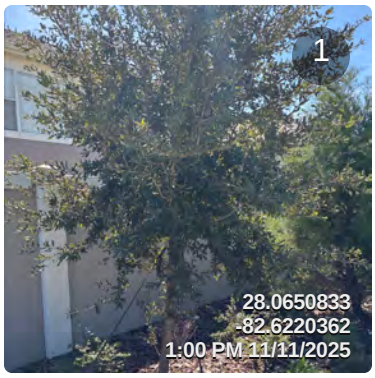
Assigned To: Pine Lake

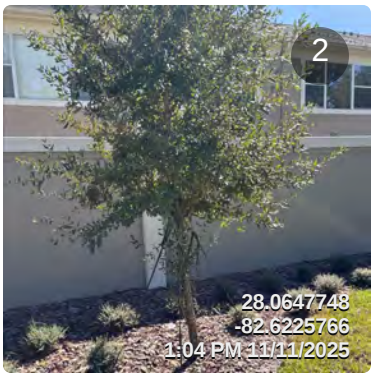
Continue to work on the St. Augustine sod. During my inspection, I noticed nutsedge. Let’s just make sure we are using the correct amount of water.

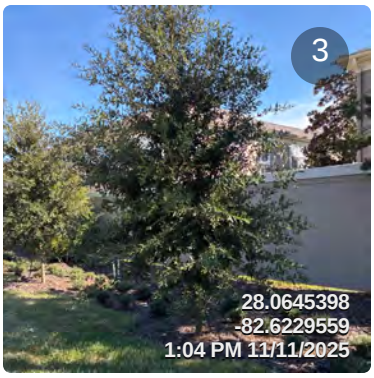
Item 2

Assigned To: Pine Lake

Lift the oak trees along the wall to ensure they are growing vertically, and remove any sucker growth as well.







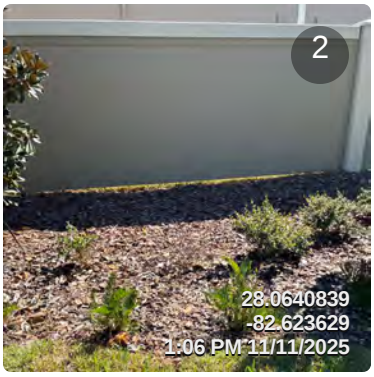


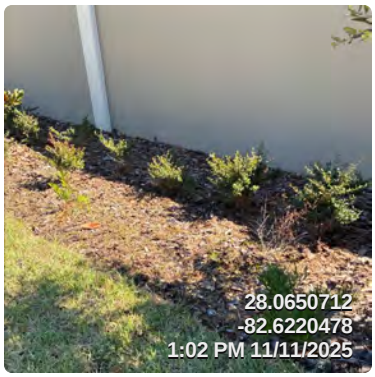
Item 3

Assigned To: Landscape Replacements

There are multiple Yaupon Hollies that are dead or missing and need to be replaced. I would estimate around 50, though I haven’t seen the plans.







Item 4

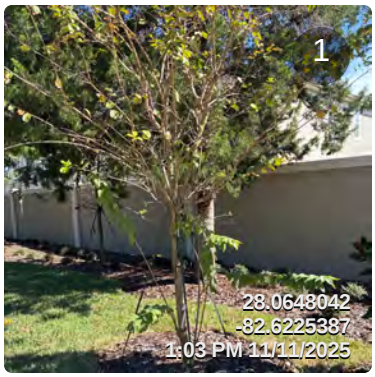
Assigned To: Landscape Replacements

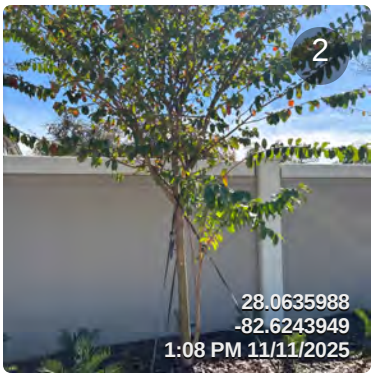
There are also missing coontie palms that need to be replaced. I would estimate around 30 to 40, though I haven't seen the plans.

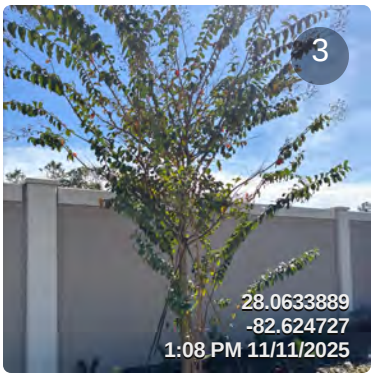
Item 5

Assigned To: Pine Lake

Remove the sucker growth from the crape myrtles.









Item 6

Assigned To: Pine Lake

Make sure crews are not string-trimming bed weeds and that the weeds are being treated with herbicide.



Windsor Wall Project

Monday, 03 November 2025

Prepared For Board Of Supervisors

3 Items Identified

3 Items Incomplete

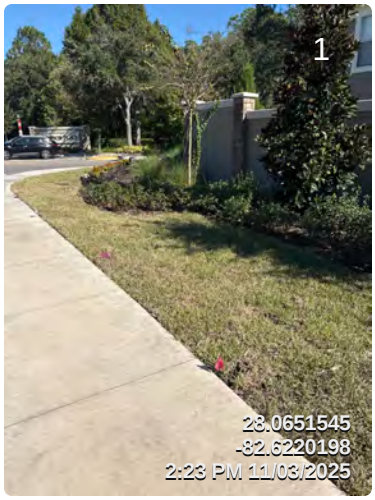
Long Nguyen

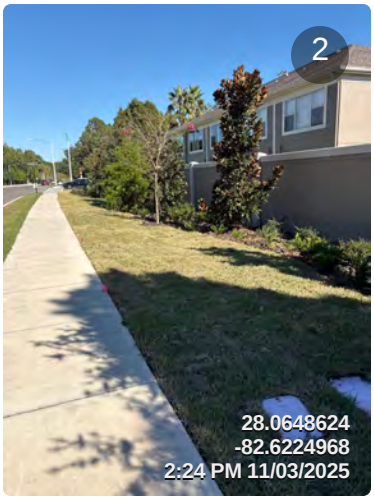
Inframark Community Management

Items 1

Assigned To: Pinelake

New sod has areas mismatched to other areas. Please provide fertilization schedule for new sod.



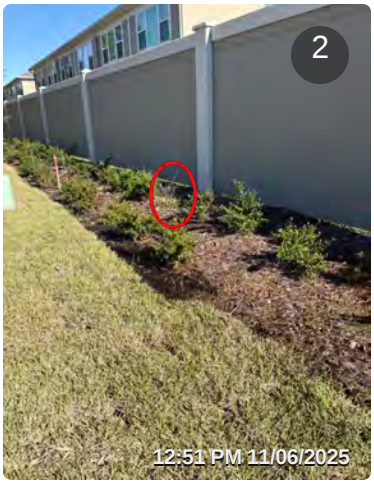


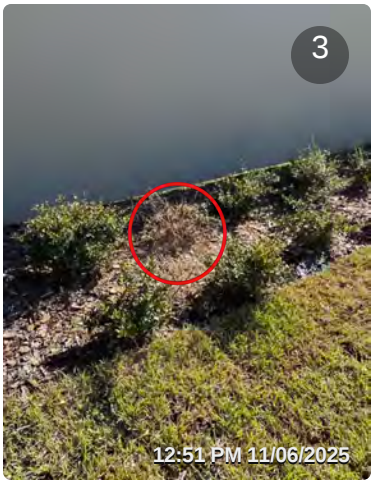
Items 2

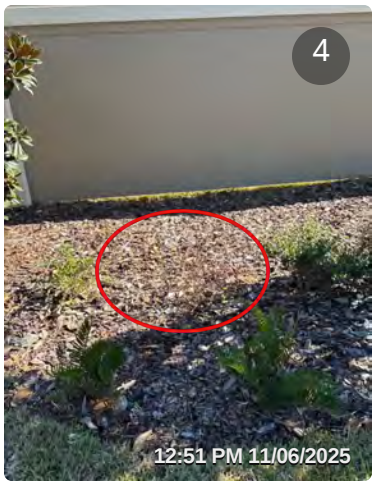
Assigned To: Pinelake

Numerous new hedge plantings did not take and appear dead. Please remove and replace if warranted.





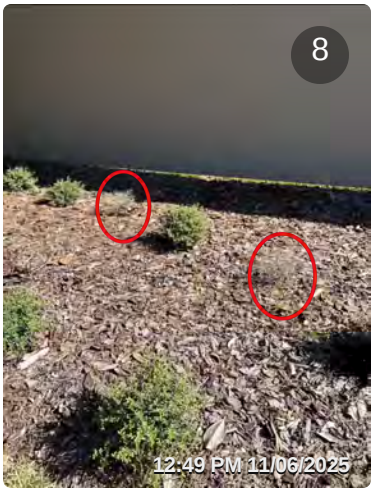








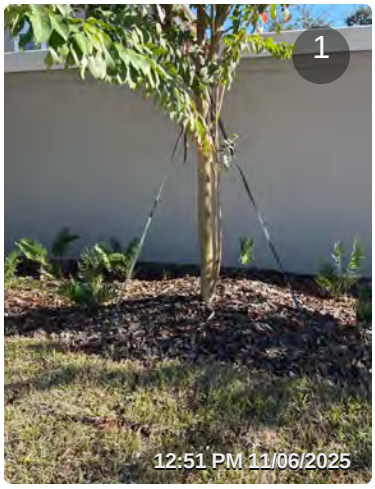


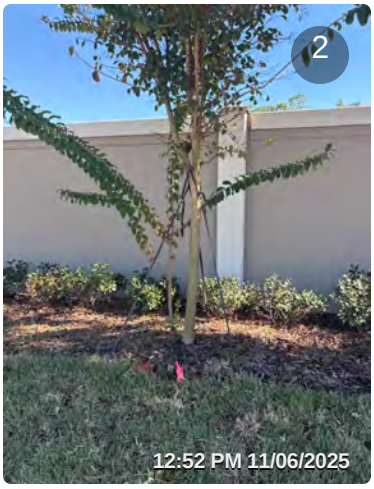


Items 3

Assigned To: Pinelake

Sucker growth on Crape Myrtles are becoming extensive. Please prune at next service to prevent further growth.


1
12:51 PM 11/06/2025


2
12:52 PM 11/06/2025


3
12:52 PM 11/06/2025


4
12:52 PM 11/06/2025

Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 11/13/2025
Work Order # 057-023-2-25
Customer ID: Park Place CDD

Quotation valid until 12/30/2025
Prepared by: Howard Neal

Description	Unit Price	Quantity	Amount
**Highland Park Playground Inspection. Includes: ✓ Pictures of problem areas with report. ✓ Checklist of playground environment using ATSM standards. ✓ Action plan to bring playground into compliance with rankings of risk. ✓ Includes getting quotes for replacement parts or structures as needed based on the inspection results.	$1,500.00	1	$1,500.00
**Inspection conducted by Certified Playground Safety Inspector			
Total **Labor and Materials**			**$1,500.00**

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal at howard.neal@Inframark.com

By: Howard Neal _____ **By:** _____

Date: 11/13/2025 _____ **Date:** _____

Inframark **Park Place CDD**

Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 11/12/2025
Work Order # 057-023-1-25
Customer ID: Park Place CDD

Quotation valid until 12/30/2025
Prepared by: Nate Montagna

Description	Unit Price	Quantity	Amount
Annual Pressure Washing: ➢ District Storm Drains ➢ Community Entrances to Include Sidewalks and Monuments Pressure washing to be completed early 2026 during the dry months to maximize longevity or as indicated by the Board. Price consists of two people completing the work over two days. District to provide access to water.	$75.00	24	$1,800.00
Total **Labor and Materials**			**$1,800.00**

Full payment is due within 60 days of finalizing the project.

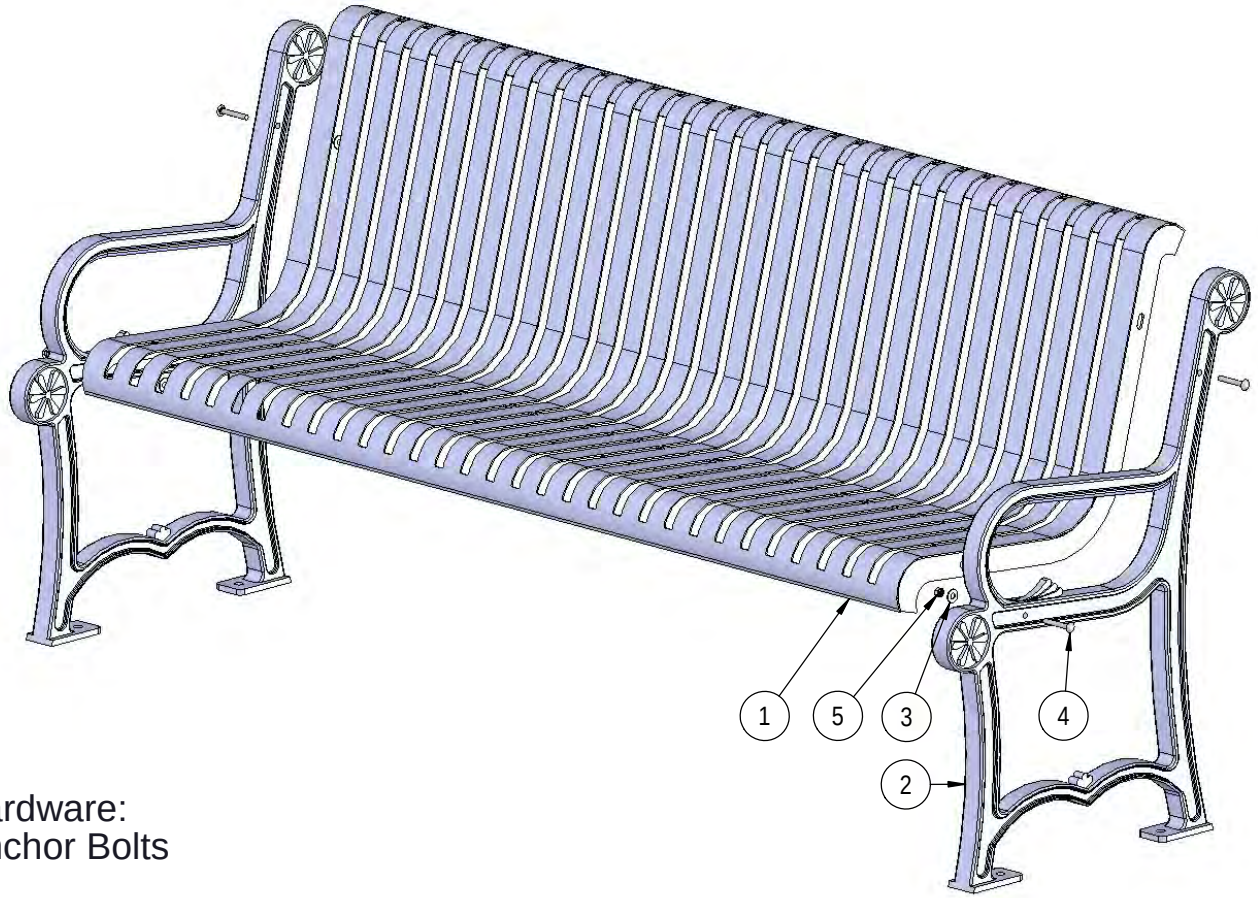
If you have any questions concerning this quotation, contact Nate Montagna at Nate.Montagna@Inframark.com

By: Nate Montagna
Date: 11/12/2025
Inframark

By: _____
Date: _____
Park Place CDD

INSTRUCTIONS

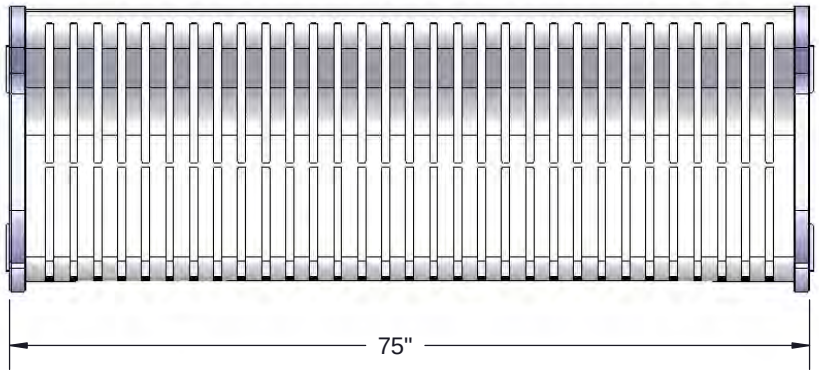
Attach the 6' Contour Seat to the 964 Legs using specified hardware.



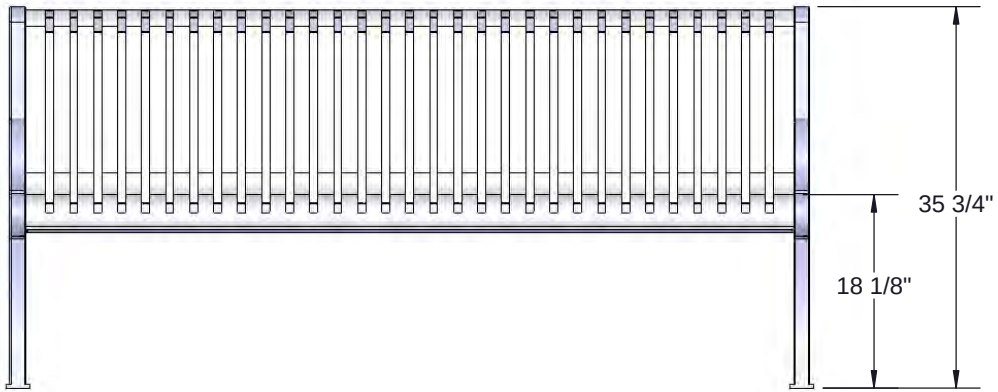
Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

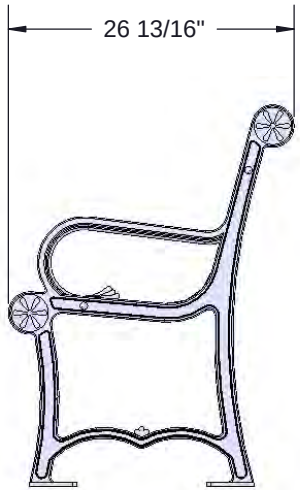
ITEM NO.	PartNo	DESCRIPTION	QTY
1	T-S72CT-S	6' Slat Contour Seat	1
2	11-01-CAST3	964 Decorative Cast Aluminum End Frame	2
3	33-02-0007	5/16" SS Washer	4
4	33-06-0053	5/16" x 2-1/4" Carriage Bolt (SS)	4
5	33-03-0012	5/16" Kep Nut (SS)	4

OVERALL DIMENSIONS



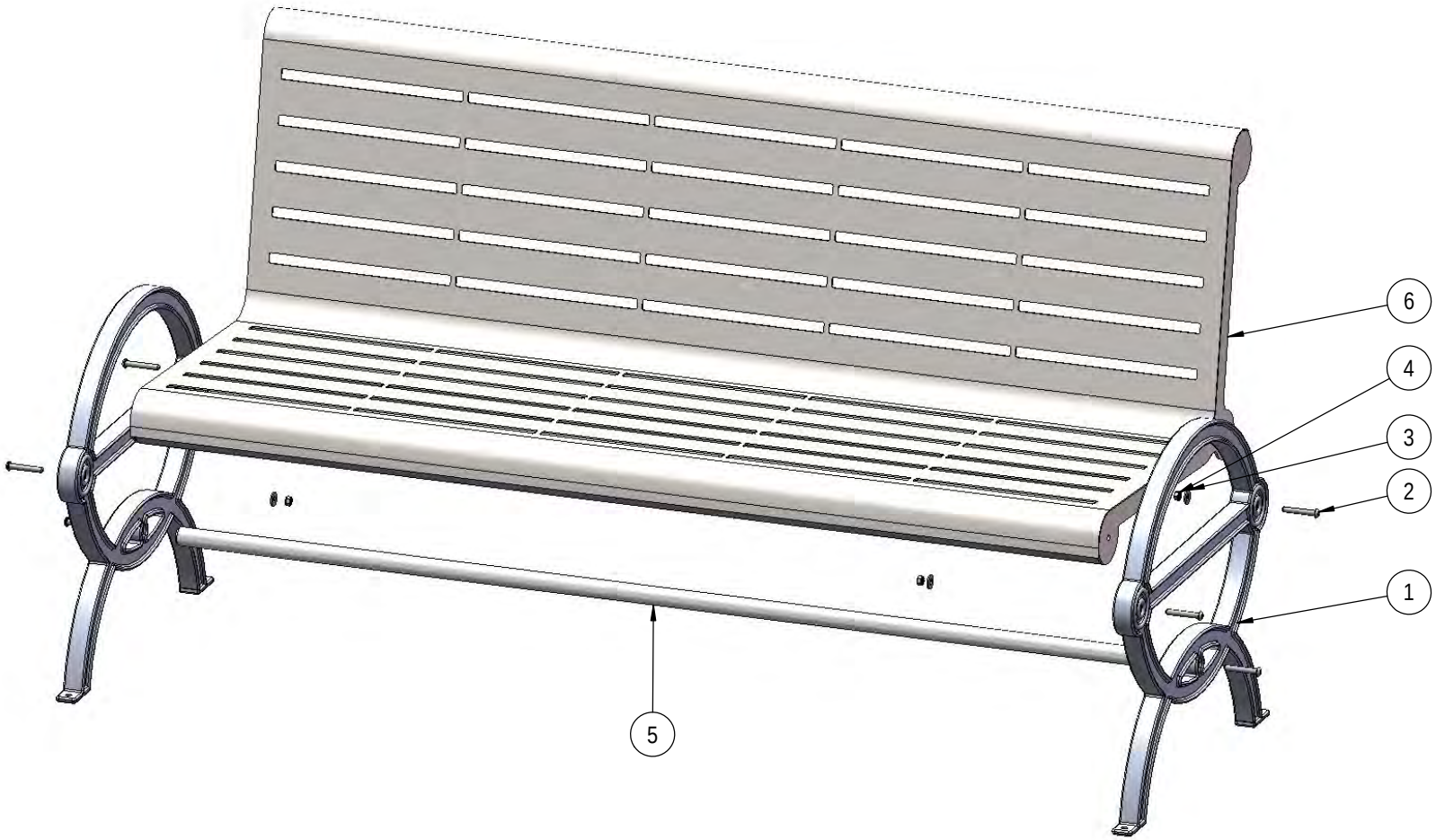








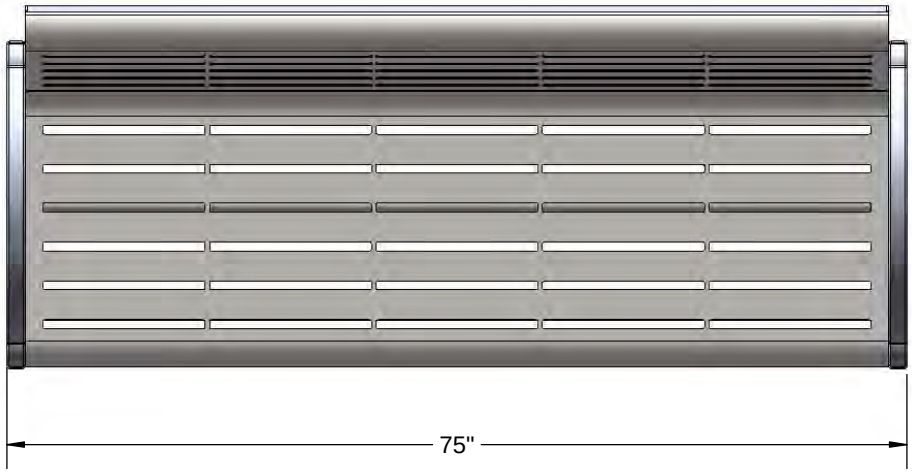
COMPONENTS



ITEM NO.	PartNo	DESCRIPTION	Qty.
1	11-01-CAST8	Durham Casted Aluminum Bench Frame	2
2	33-06-0093	3/8"-16 x 2-1/2" Button Head Bolt (SS)	6
3	33-02-0008	3/8" Flat Washer (SS)	4
4	33-03-0013	3/8" Kep Nut (SS)	4
5	01-01-0498	72" Support Bar	1
6	01-01-0600	6' H Slat Durham w/back - Welded	1

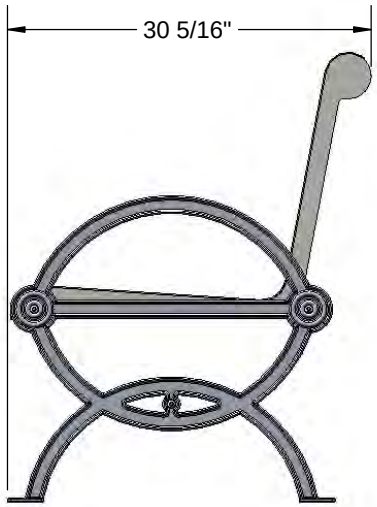
Optional Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

OVERALL DIMENSIONS











Park Place CDD - Gothic Ln & Fountainhead Park Depressions Compiled List of Proposals

Contractor Scope	Contractor	Price	Comments
Gothic LN -Excavate around pipe, complete necessary point repairs on the pipe to address the settlement in the ground (Includes Dewatering) Restore turf areas. Remove any sediment buildup in the pipe at the MES. Mobilization/Demobilization Restore the V swale from MES to the wetland. (must be completed in January or February) ***Fountainhead Park*** - Excavate around pipe, complete necessary point repairs on the pipe to address the settlement in the ground (Includes Dewatering) Restore turf areas. Remove any sediment buildup in the pipe at the MES. Mobilization/Demobilization Verify curb inlets if free of sediment and debris that may have flushed into the curb inlet from the 12” drainpipe	Insituform Technologies LLC	$ 150,455.00	Proposal covers entire scope of work
11711 Gothic Ln -- Excavate and repair pipe in two locations; restore ground to grade; install sod to match surroundings; remove sediment buildup within MES 11711 Gothic Ln -- Restore "V" swale from MES outfall to wetland Fountainhead Dr Park -- Excavate and repair pipe in two locations; restore ground to grade; install sod to match surroundings; remove sediment buildup within grate inlets and curb inlet; Flush 12" pipe	Finn Outdoors	$ 15,750.00	Proposal covers entire scope of work
Site 1 - Supply all labor, equipment, and materials needed to repair two (2) leaking pipe collars. The area around and underneath the pipe will be excavated to reveal the leak. Once exposed, hydraulic cement will be used to seal any cracks or separations in the pipe joint. After sealing, geotextile will be wrapped around the pipe to prevent any further erosion into the pipe. The hole will then be backfilled and compacted with excavated materials. Sod will be placed on any disturbed areas. Cost includes removal of sediment and vegetation in the pipe at the MES. ***Site 1*** - Optional - Supply all labor, equipment, and materials needed to remove all sediment, debris, and vegetation in the "V" Swale from the MES to the wetland. All sediment, debris, and vegetation will be removed from the site. The swale will be regraded to the original design elevations. The access easement will be sodded. ***Site 2*** - Supply all labor, equipment, and materials needed to repair two (2) erosional areas at the grated inlets. The area around the pipe and grated inlets will be excavated to reveal the leak. Once exposed, hydraulic cement will be used to seal any cracks or separations in the pipe joint. After sealing, geotextile will be wrapped around the pipe to prevent any further erosion into the pipe. The hole will then be backfilled and compacted with excavated materials. Sod will be placed on any disturbed areas. This cost includes minor flushing of the pipes and removing the sediment from the grated inlets and curb inlet. No jetting or vacuuming of the pipes or inlets is included.	Crosscreek Environmental	$ 31,400.00	Proposal covers entire scope of work
Repair deteriorated storm pipe joints and connections at structures - at 17111 Gothic Lane - repair pipe at 2 locations and restore disturbed areas with Floritam sod - Option - restore V swale to wetland - at Fountainhead Park - repair pipe connections to yard drain - remove sediment and flush pipes - restore disturbed areas with sod to best match existing	Sitemasters	$ 9,400.00	Proposal covers entire scope of work

HQ/Contracts: 580 Goddard Ave, Chesterfield, Mo 63005

Local: 3014 North US Highway 301, Suite #700 | Tampa, FL 33619

Tony Bosco
Operations Manager
Mobile: (352)773-0851
Office: (352)773-1120
abosco@aegion.com
www.insituform.com

DATE 10/21/2025

Tony Bosco
Operations Manager
Mobile: (352).397.6787
Office: (352).773-1120
abosco@aegion.com

Re: Proposal – Park Place

Insituform Technologies, LLC (ITLLC) is pleased to provide the following Proposal for the scope of work detailed below for the above-referenced Project.

PROPOSAL PRICING

ITLLC proposes the following pricing for the scope of services described herein:

Item	Description	Unit	Qty	Unit Price	Total Price
	LOCATION #1 11711 GOTHIC LANE – TAMPA FL				
1	Excavate around pipe, complete necessary point repairs on the pipe to address the settlement in the ground (Includes Dewatering)	LF	13	$1335.00	$17,355.00
2	Restore turf areas.	SF	2000	$9.00	$18000.00
3	Remove any sediment buildup in the pipe at the MES	LS	1	$3,500.00	$3,500.00
4	Mobilization/Demobilization	LS	1	$9,000.00	$9,000.00
ALT 1	Restore the "V" swale from MES to the wetland. (must be completed in January or February)	LS	1	$23,500.00	$23,500.00
	SUBTOTAL				$71,355.00
	LOCATION #2 – FOUNTAINHEAD DR PARK				
1	Excavate around pipe, complete necessary point repairs on the pipe to address the settlement in the ground (includes structure repair)	LF	13	1700	$22,100.00
2	Restore turf areas.	SF	4000	$9.00	$36,000.00
3	Remove sediment from within the grated inlet grates and flush pipes.	DY	2	$4,000.00	$8,000.00
4	Verify curb inlets if free of sediment and debris that may have flushed into the curb inlet from the 12" drainpipe	DY	1	$4,000.00	$4,000.00
10	Mobilization/Demobilization **(Voided if completed same mobilization as 11711 Gothic Lane)**	EA	1	$9,000.00	$9,000.00
	SUBTOTAL				$79,100.00
				Total	$150,455.00

District will convey to homeowners that work will be done within the 20ft easement and that
1. Location 1 is between the two homes in the turf.
2. Location 2 is the pipe end at the MES.

ASSUMPTIONS AND QUALIFICATIONS

ITLLC's Proposal Pricing is based upon the following assumptions and clarifications:

1. ITLLC assumes the work will be completed during dry weather conditions.
2. ITILLC assumes clearing of access will be completed by others.
3. ITLLC is an open-shop company and shall not be subject to any union requirements or agreements and will not enter into any Project Labor Agreement or any such similar agreement for this Project. Where required by the Contract Documents, ITLLC will pay the Prevailing Wages then in effect for the Project and will submit Certified Payroll Reports in a timely manner, if applicable.

ITLLC SCOPE OF WORK / RESPONSIBILITIES

ITLLC will provide the following:

1. Mobilization and demobilization of personnel, equipment, and materials to and from the Project site.
2. Install agreed upon repair.
3. Internal reinstatement of all service connections as directed by the Customer or their representative (not applicable)
4. CCTV inspection of the pipe post repair (if requested in writing before mobilization)
5. Standard ITLLC one-year warranty from date of installation, excluding any required warranty TV inspection and/or testing if required per contract documents.
6. Standard insurance coverage with the following limits:
   General Liability: $2,000,000 per occurrence/$4,000,000 aggregate
   Auto: $2,000,000 Combined Single Limit
   Workers Compensation: Statutory with $1,000,000 Employer's Liability
   The above insurance shall not include Primary and Non-Contributory Coverage and ITLLC shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITLLC may result in a change in price and/or duration.

EXCLUSIONS:

The following items are excluded from ITLLC's above Pricing and Scope of Services / Responsibilities stated in this Proposal. These items, if necessary, applicable or otherwise required, shall be furnished by Customer, at Customer's direction and at no cost to ITLLC or may, upon mutual agreement in writing between ITLLC and Customer, be provided by ITLLC at an additional cost:

1. Permits, licenses and construction easements.
2. Prime contractor/Owner shall be responsible for locating all manholes and or access points on the project and ensuring access is possible.
3. Environmental/erosion controls, unless specifically included as a line item.
4. Prime Contractor/Owner to provide water to jobsite for Insituform and its subcontractors.
5. Traffic control, including without limitation, police details, flagmen and special traffic control setups.
6. Repair of pipe damaged during any industry standard high-pressure jet cleaning operations, preparation or lining and any subsequent cleaning necessary to remove debris that has fallen into the pipe as a result of any such collapse or repair.
7. Locations of and access (of ITLLC equipment and/or personnel and its contractors) to all manholes associated with the project and as required by ITLLC's work plan.

8. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
9. Removal and disposal of any hazardous or toxic materials encountered during the Project.
10. Holiday work, rush delivery or adverse weather work (as defined by ITLLC).
11. Independent testing of soil, density testing or pressure testing
12. Certified Professional Engineer stamped designs.
13. Sales tax on materials is included in this proposal.
14. Additional premiums for special insurance coverage(s) specific to this project.

GENERAL TERMS AND CONDITIONS:

1. ITLLC's Proposal is conditioned upon Customer's acceptance of the terms and conditions set forth herein. Customer's ordering of material or services by purchase order or otherwise, shall be treated as Customer's acceptance of such terms and conditions. All terms and conditions in Customer's purchase order or in any other communication to ITLLC, whether submitted previously or subsequently to this Proposal, which are additional to or inconsistent with the terms and conditions of this Proposal are not binding upon ITLLC and shall not be applicable to this Proposal, except to the extent accepted in writing by ITLLC. Any change or amendment to this Proposal, to be binding upon ITLLC, must be accepted in writing by ITLLC.
2. ITLLC has based its Proposal on the best available information at the time of this Proposal.
3. Specific service connections will be reconnected only when written directions are received from the Customer. The Customer will indemnify and hold ITLLC harmless from all claims arising from backups and other effects of such actions or inaction's from services not opened at the owner's request. In the event that Insituform is unable to locate or reconnect a service lateral internally, the Customer will externally reconnect the service at no cost to ITLLC.
4. This Proposal is valid for 30 days, unless otherwise extended by ITLLC.
5. PAYMENT: Payment is due in full, without exception or retention, within 30 days of the date of the invoice. Monthly partial progress payments may be requested for the value of work in progress or completed, including materials delivered to the Project site. Payments due and unpaid shall bear interest at the rate of 1½ % per month from the date payment is due. Should ITLLC incur costs or expenses to collect monies claimed due hereunder from Customer, Customer shall pay to ITLLC, in addition to all other sums due to ITLLC, attorneys' fees, consultants' costs, and other expenses and costs, including but not limited to litigation and/or arbitration expenses and arbitrator compensation, in connection therewith.
6. ITLLC is not a union shop and shall not be subject to any union requirements or agreements or project labor agreements. On public projects where required, ITLLC will pay prevailing wages as identified by Customer prior to submission of this Proposal.
7. Should ITLLC learn of any information that causes ITLLC concern about Customer's ability to pay and/or perform any of its obligations owing to ITLLC under Proposal, ITLLC has the right to request Customer to provide ITLLC adequate assurance of due performance on such terms as are deemed reasonable by ITLLC when acting in good faith, including the right to await full or partial payment from Customer as required by ITLLC. In such an instance, ITLLC may suspend its performance pending ITLLC's receipt of adequate assurance of due payment and/or performance in a manner found acceptable by ITLLC.
8. ITLLC shall not be responsible for any inability to perform under this Proposal or for any loss or damage due to delays or disruptions resulting directly or indirectly from, or contributed to by, any act of God, action or omission of Customer, act of civil or military authorities, fire, strike or other labor dispute, accident, flood, adverse weather, war, riot, terrorism, transportation delay, inability to obtain material or fuel supplies, or any other circumstances beyond ITLLC's reasonable control, whether similar or dissimilar to any of the foregoing. If ITLLC crews are delayed on site for reasons beyond the control of ITLLC, then ITLLC's standby time will be invoiced to Customer at an hourly rate of $1,800.00 per hour.
9. Claims for Changed, Concealed or Unknown Conditions: If conditions are encountered at the site which are (1) materially changed; (2) subsurface or otherwise concealed physical conditions which differ materially from the information upon which this Proposal is based or (3) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for herein, then the Proposal Price and Time shall be equitably adjusted to address the conditions, where prior written notification and approval of claims exist.

10. LIMITED WARRANTY: ITLLC WARRANTS TO CORRECT ANY DEFECT IN THE MATERIALS OR SERVICES PROVIDED BY ITLLC WHICH ARE BROUGHT TO THE ATTENTION OF ITLLC IN WRITING WITHIN ONE YEAR FOLLOWING COMPLETION OF ITLLC'S WORK, PROVIDED CUSTOMER AFFORDS ITLLC SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.
11. Except for the express warranty forming a part of this Proposal, ITLLC DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY. ITLLC'S LIABILITY TO CUSTOMER, WHETHER IN CONTRACT, WARRANTY, TORT OR OTHERWISE, IS LIMITED TO THAT PERMITTED UNDER THIS PROPOSAL, ITLLC Shall NOT BE LIABLE TO CUSTOMER FOR ANY SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OF USE, LOST TIME, DELAY, DISRUPTION, INTERFERENCE, LOSS OF PRODUCTIVITY, INCONVENIENCE, LOST INCOME, OR LOST PROFITS.
12. If, during the performance of this contract, any cost price determining factor considered by Subcontractor in determining the contract price significantly increases, through no fault of Subcontractor, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 5% experienced by Subcontractor from the date of the contract signing. Price increases resulting from increased costs of materials, labor, fuel, freight, and other cost inputs shall be verified, in writing, by Subcontractor's Vice President of Procurement. Due to the confidential nature of Subcontractor's pricing from Vendors, verification shall consist of a statement of percentage change in cost from the date of Subcontractor's estimate through the date of the change order request. Where the delivery of any material is delayed, through no fault of Subcontractor because of the shortage or unavailability of any raw materials, including resin, Subcontractor shall not be liable for any additional costs or damages associated with such delay(s). Nothing contained in this clause shall preclude Subcontractor from entitlement to more than one equitable adjustment if its costs continue to significantly (as defined above) rise during the duration of the project
13. This agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance herewith through no fault of the party initiating the termination.
14. The terms and conditions of this Proposal form the entire agreement between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

The information contained in this letter is proprietary to Insituform Technologies, LLC. and shall be retained by the recipient in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform Technologies, LLC. The foregoing shall not preclude the use of any data which (i) was in its possession without restriction as to use prior to receipt as proprietary of the same or similar data from Insituform Technologies, LLC., (ii) is or becomes available from a public source on or after such receipt from Insituform Technologies, LLC. or (iii) is obtained by the recipient from a third party not under obligation of confidentiality or other restriction with respect to use.

LIMITED WARRANTY:
IN LIEU OF ALL OTHER EXPRESSED OR IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECT IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN ONE YEAR FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.

MUTUAL RELEASE OF CONSEQUENTIAL DAMAGES:
Neither party shall be liable to the other for consequential damages relating to or arising out of the Contract.

The information contained in this letter is proprietary to Insituform Technologies, LLC. and shall be retained by the recipient in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform Technologies, LLC. The foregoing shall not preclude the use of any data which (i) was in its possession without restriction as to use prior to receipt as proprietary of the same or similar data from Insituform Technologies, LLC., (ii) is or becomes available from a public source on or after such receipt from Insituform Technologies, LLC. or (iii) is obtained by the recipient from a third party not under obligation of confidentiality or other restriction with respect to use.

CUSTOMER TO COMPLETE THE FOLLOWING:

Is Project Tax Exempt Y or N ? _____ (If yes customer shall supply project exemption certificate)
Are Prevailing Wages Applicable – Y or N? _____ If Yes – State Wages or Davis Bacon? _____
Have you worked with Insituform Technologies, LLC or En Tech Infrastructure within past 5 years?_____

Please do not hesitate to contact me with any further questions at 352-397-6787

Very truly yours,

Tony Bosco
Operations Manager
Mobile: (352) 773.0851
Office: (352) 773-1120
abosco@aegion.com

Accepted By:_____ Date: _____
(signed)

_____ Title: _____
(print name)

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Park Place CDD (Tampa)

Ship to
Park Place CDD (Tampa)

Estimate details
Estimate no.: 2428
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Drainage Maintenance**	11711 Gothic Ln -- Excavate and repair pipe in two locations; restore ground to grade; install sod to match surroundings; remove sediment buildup within MES	1	$9,350.00	$9,350.00
2.		**Drainage Maintenance**	11711 Gothic Ln -- Restore "V" swale from MES outfall to wetland	1	$3,500.00	$3,500.00
3.		**Drainage Maintenance**	Fountainhead Dr Park -- Excavate and repair pipe in two locations; restore ground to grade; install sod to match surroundings; remove sediment buildup within grate inlets and curb inlet; flush 12" pipe	1	$2,900.00	$2,900.00

Total **$15,750.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
11/7/2025	14220

Name / Address
Park Place CDD BDi Engineering Kirk Wagner 536 4th Ave. S, Unit 4 St. Petersburg, Fl 33701

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Park Place CDD Stormwater Pipe Repairs			
Site 1 - Supply all labor, equipment, and materials needed to repair two (2) leaking pipe collars. The area around and underneath the pipe will be excavated to reveal the leak. Once exposed, hydraulic cement will be used to seal any cracks or separations in the pipe joint. After sealing, geotextile will be wrapped around the pipe to prevent any further erosion into the pipe. The hole will then be backfilled and compacted with excavated materials. Sod will be placed on any disturbed areas. Cost includes removal of sediment and vegetation in the pipe at the MES.	1	10,850.00	10,850.00
Site 1 - Optional - Supply all labor, equipment, and materials needed to remove all sediment, debris, and vegetation in the "V" Swale from the MES to the wetland. All sediment, debris, and vegetation will be removed from the site. The swale will be regraded to the original design elevations. The access easement will be sodded.	1	11,900.00	11,900.00
Site 2 - Supply all labor, equipment, and materials needed to repair two (2) erosional areas at the grated inlets. The area around the pipe and grated inlets will be excavated to reveal the leak. Once exposed, hydraulic cement will be used to seal any cracks or separations in the pipe joint. After sealing, geotextile will be wrapped around the pipe to prevent any further erosion into the pipe. The hole will then be backfilled and compacted with excavated materials. Sod will be placed on any disturbed areas. This cost includes minor flushing of the pipes and removing the sediment from the grated inlets and curb inlet. No jetting or vacuuming of the pipes or inlets is included.	1	8,650.00	8,650.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			

Please sign and return if accepted

Total **$31,400.00**

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over $10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Park Place CDD

Stormwater Pipe Repairs

11/7/2025

Repair deteriorated storm pipe joints and connections at structures

- at 17111 Gothic Lane
  - repair pipe at 2 locations
  - restore disturbed areas with Floritam sod

Sub-total $4,200

Option - restore V swale to wetland Sub-total $2,400

- at Fountainhead Park
  - repair pipe connections to yard drain
  - remove sediment and flush pipes
  - restore disturbed areas with sod to best match existing $2,800

TOTAL $9,400

NOTE:
watering of sod is not included



REALEX CONSTRUCTION, LLC
2108 W Sligh Ave, Tampa, FL 33604
Phone: (727) 480-3502 Email: kestler@realexconstruction.com

Proposal

Client: Inframark, Park Place CDD **Project Address:** 11740 Casa Lago Ln, Tampa, FL 33626

Scope of Work – Turf Restretch & Reconditioning

Inspection & Preparation: Inspect existing turf to identify areas of separation, wrinkling, and lifting.
Edge Release: Carefully release perimeter edges as needed to allow proper tension and re-stretching.
Re-Stretch & Secure: Mechanically re-stretch all affected areas to eliminate wrinkles and ensure a tight, uniform surface.
Re-Stake & Nail Down: Re-secure all edges and seams with new landscape spikes and turf nails as necessary.
Seam & Repair Work: Re-bond any open seams or compromised joints using commercial turf adhesive and seam tape.
Finish Grooming: Power brush and infill (as needed) to restore appearance and leveling.
Cleanup: Remove all debris or materials from the work area upon completion.

Warranty

RealEx Construction provides a **1-year workmanship warranty** on all restretch and seam repairs. Existing turf and base materials are not covered under this warranty.

Timeline & Payment Terms

Project Duration: Estimated **2–3 days**, weather permitting. Start Date: Within **1 week of approval and deposit**. Payment Terms: 50% deposit due at contract signing; balance due upon completion. Deposits are non-refundable.

Total Proposal Amount: $16,892.00

Waterside Environmental Care, Inc.
20620 County Line Road
Spring Hill FL 34610

Proposal

Date	Estimate #
10/22/2025	3157

Name / Address

Windsor Place POA, Inc.
c/o Greenacre Properties
4131 Gunn Hwy
Tampa, Fl 33618

Project

Windsor Place POA, Inc.

Item	Description	Qty	Cost	Total
Irrigation Upgrade	Work to be performed at Front Pond Timer Install new irrigation wiring from Valves 9 through 17. The existing wiring is partially located outside the wall and is a patchwork of connections due to damage from construction work.			
Irrigation Supplies	Ft 12 Gauge 2 conductor wire Installed	500	10.00	5,000.00

Please sign and return proposal for acceptance and authorization to proceed with work. Thank You

Total $5,000.00

Signature _____

Phone #	Fax #	E-mail	Web Site
7278472293	727-847-2293	bruce@watersidecares.com	watersidecares.com

RECEIVED
NOV 05 2025
By

Prepared by and return to:
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606

EASEMENT ENCROACHMENT AGREEMENT

THIS EASEMENT ENCROACHMENT AGREEMENT (the "Agreement") is entered into as of the 31 day of October, 2025 (the "Effective Date"), between Efstathios Kalantis collectively, the "Landowner"), whose mailing address is 11642 Renaissance View Ct Tampa, Florida 33626 and the Park Place Community Development District (the "District") whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. Landowner is the fee simple landowner of the real property ("Property") situated in Hillsborough County, Florida, more particularly described on **Exhibit "A"**, attached hereto and adopted by reference herein. Landowner agrees that it will not convey the Property shown on **Exhibit "A"** until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

2. The District has an easement ("Easement") on and/or abutting the Property, as shown on **Exhibit "B"**, attached hereto and adopted by reference herein.

Landowner desires to encroach into the Easement area with certain improvements and/or structures (the "Improvements"), more particularly described and shown on **Exhibit "C"**, attached hereto and adopted by reference herein.

3. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the

easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state and/or local permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

4. The term of this Agreement is five (5) years from the Effective Date of this Agreement. By the last day of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

5. Landowner agrees to indemnify, defend and hold harmless the District, its Board of Supervisors and its members, employees, agents and assigns for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement area or to any District or Hillsborough County improvements or structures located within the Easement area; and (4) any claims for injury to any person or damages to any property because of the Improvements.

6. Throughout the term of this Agreement, the Landowner shall maintain liability insurance, with limits of not less than $2,000,000, covering any injuries or damages that may occur as a result the Improvements. The Landowner shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

7. The District expressly reserves the right, at any time, to require Landowner, at its sole cost and expense, to remove the Improvements, upon ten (10) days written notice to Landowner at its address in the event the District determines that the Improvements either: (1) have not been constructed or maintained strictly in accordance with this Agreement; (2) are impeding, impairing, obstructing, damaging or interfering with drainage facilities or other facilities of the District; or (3) are interfering with the use of the Easement for public purposes. In the event Landowner fails to comply with District's notice and direction in a timely manner, the District may remove the Improvements at Landowner's sole cost and expense.

8. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.

9. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

10. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

11. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[Signature Page To Follow]

Witnesses:

Catherine axelsson

Catherine Axelsson
Print Name

Shanna Kalantzis

Shanna Kalantzis
Print Name Here

Witnesses:

PÄR AXELSSON
Print Name

Efstathios Kalantzis

Efstathios Kalantzis
Print Name Here

Witnesses:

Monica Laffler

Monica Laffler
Print Name

Print Name Here

Park Place Community Development District

Cathy Kinser-Powell
Chair of the Board of Supervisors

Exhibit "A" – Legal Description
Exhibit "B" – District Easement
Exhibit "C" - Improvements

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 31 day of October, 2025, by Efstathios Kalantzis. He is X personally known to me or _____ has produced _____ (type of identification) as identification.



Sarah Niesyty
NOTARY PUBLIC
Saran Niesyty
(Print, Type or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 31 day of October, 2025, by Shanna Kalantzis. She is ~~X~~ SD personally known to me or _____ has produced _____ (type of identification) as identification.



Sarah Niesyty
NOTARY PUBLIC
Saran Niesyty
(Print, Type or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Cathy Kinser-Powell as Chair of Park Place Community Development District, on behalf of the District. She is ____ personally known to me or _____ has produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC

_____
(Print, Type or Stamp Commissioned Name of Notary Public)

State Farm Florida Insurance Company
A Stock Company With Home Offices in Tallahassee, Florida

Po Box 2356
Bloomington IL 61702-2356

Named Insured

AT1 A-19-2244-FB00 L F
000012 0046
KALANTZIS, EFSTATHIOS & SHANNA
11642 RENAISSANCE VIEW CT
TAMPA FL 33626-2682

ST-1
0101-1005

DECLARATIONS PAGE

AMENDED OCT 7 2025

Policy Number	59-BR-E833-2	
Policy Period	**Effective Date**	**Expiration Date**
12 Months	JAN 9 2025	JAN 9 2026

The policy period begins and ends at 12:01 am standard time at the named insured's address.

Your policy is amended OCT 7 2025
NUMBER OF DRIVERS CHANGED
UNDERAGE DRIVERS CHANGED

PERSONAL LIABILITY UMBRELLA POLICY

Automatic Renewal - If the **policy period** is shown as **12 months** , this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you written notice in compliance with the policy provisions or as required by law.

Coverage(s)	**Limit of Liability**
Coverage L - Personal Liability	$ 2,000,000
Self-Insured Retention	None

Required Underlying Insurance
(Terms in bold in this section are defined in the policy)

Type of Policy	Minimum Underlying Limits Combined Limits (Bodily Injury and Property Damage)	or	Split Limits
Automobile Liability	$ 500,000	Bodily Injury -	$250,000 Per Person $500,000 Per Accident
		Property Damage -	$100,000 Per Accident
Recreational Motor Vehicle Liability Including Passenger Bodily Injury	$ 500,000	Bodily Injury -	$250,000 Per Person $500,000 Per Accident
		Property Damage -	$100,000 Per Accident
Personal Residential Liability	$ 100,000		
Watercraft Liability	$ 100,000		

Forms & Endorsements		**Endorsement Premium**	
Personal Liability Umbrella	FP-7952.1	Increase	$ 316.05
Amendatory Endorsement	FE-7698.3		
Fuel Oil Exclusion	FE-5837	FIGA ASSESSMENT 5	$ 3.16

For questions, problems, or to obtain information about coverage call: 813-961-8797

Other limits and exclusions may apply - refer to your policy

FP-7052.3C

0018 151 I
E

Prepared OCT 16 2025

GLENN MITCHELL
813-961-8797

51

555-7020 j.1 05-08-2006 (o1f039rb)

FountainKings
813-833-8610

Park Place CDD

September, 2025

Water Feature Maintenance



9/04/25



9/19/25 Feature at arrival



9/19/25 Feature at departure



9/19/25 filter basket full of leaves



9/30/25 Feature at arrival



9/30/25 Feature at departure



Bad Filter Pump Motor



Bad Filter Pump Motor

September, onsite 9/04, 9/19 + 9/30

-Filter pump motor is overheating and needing replacement.

-Display pump basket is full of leaves and clogging the nozzles, we are going to add finer intake screening to minimize clogged nozzles.

QUOTE

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

Date
1 Oct 2025

Expiry
30 Dec 2025

Quote Number
QU-0596

Reference
FilterPump

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

Water Feature - Filter Pump Repairs Needed

Scope of Work: Supply and replace the 0.75hp dual voltage filter pump motor. Additional parts may be needed and billed separately, ie.. impeller, shaft seal, etc...
Warranty: 1-year on replacement motor, 90-days on labor.

Item	Description	Quantity	Unit Price	Amount USD
WFR	Replacement of the 0.75hp Dual Voltage Filter Pump Motor, includes labor and shipping.	1.00	951.64	951.64
			Subtotal	951.64
			TOTAL TAX	0.00
			TOTAL USD	**951.64**

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 Contact@FountainKings.com
Name and Signature Required to Bind Quote:

Docusign Envelope ID: B3F4D50A-EF87-4C70-B44F-5D33FD3E4165

SHARP
DESIGN STUDIO
ARCHITECTURE | PLANNING | DESIGN
12100 Race Track Road, Suite Q1 | AA26003627
Tampa, FL. 33626

November 4, 2025

Angel Montagna
313 Campus Street
Celebration, FL 34747

Re: Mandolin Estates Entry Sign
West Chase, Florida 33626
AO#

We thank you for the opportunity to submit our proposal for Professional Architectural and Engineering services to Erica Lindermann (hereinafter "Client") for the above-referenced project (hereinafter the "Project"). Sharp Design Studio, LLC (hereinafter the "Architect") will provide its services and scope of work as outlined in this Professional Services Agreement (hereinafter the "Agreement").

Project Description:
This proposal outlines the conceptual design for an entry feature intended to serve as the signature gateway and first impression for [Mandolin Estates]. The design will establish a cohesive visual identity, reinforce the project's branding, and enhance the arrival experience for visitors, residents, or customers.

Deliverables:

- 2D Proposed elevation for existing entry wall.
- 2D Proposed elevation for gate entry wall.

We propose to provide the above referenced services for the fees listed below:

1. Conceptual Design – $ 2,250.00

If the conceptual design is approved, future service phases can be commissioned to advance the project toward construction drawings for implementation. At which time a new separate proposal will be required.

Billing/Payment:

Billing shall be phased as indicated below and based on percentage of work completed. Invoices shall be payable within 10 days after receipt of the invoice and/or as noted on the invoice.

1. Conceptual Design completion - $2,250.00

Docusign Envelope ID: B3F4D50A-EF87-4C70-B44F-5D33FD3E4165

SHARP
DESIGN STUDIO
ARCHITECTURE | PLANNING | DESIGN
12100 Race Track Road, Suite Q1 | AA26003627
Tampa, FL. 33626

Addendum:

The following terms shall also be a part of the Agreement between Client and Architect:

- Architect is an independent contractor of Client.
- At each stage of the design process, Client shall review the work product provided by Architect and Architect will make one round of changes. More than one round of revisions will result in additional charges based on the supplemental services list. After acceptance of the drawings, which is deemed to be 15 days after receipt by Client, any additional services requested will be based on the supplemental services list.
- The parties to this Agreement understand and agree that Architect has not undertaken any analysis of the subsurface and soil conditions at the Project and shall not be responsible for any damages related to, arising out of, or resulting from the subsurface and soil conditions at the Project.
- Architect shall have no liability for any matters regarding the survey of real property or the location of any improvements.
- Architect may, at times, identify certain building materials and/or suppliers and/or manufacturers. Architect shall not be responsible for the failure of such products or any defect in such product. Client shall bear responsibility to independently ascertain the proper installation methodology including, without limitation, compliance with all manufacturers' instructions and/or any applicable building code.
- Client shall have an independent obligation to carefully review the work product provided by Architect upon receipt. Client shall be charged with knowledge of all matters which could have been ascertained by such review.
- Client and Designer mutually agree that neither should be liable to the other for any lost profits, incidental, special or consequential damages arising out of or in connection with this Agreement.
- As circumstances out of Architect's control may arise during the Project, additional services outside of the scope listed in this proposal may be required for Architect to complete this project. Upon approval of these additional services, Client will be responsible for the agreed upon fees. If Client fails to respond to a request for additional services, then Architect will deem the non-response as a failure to approve the request. If Client fails to approve a request for additional services, Architect shall have no obligation to perform the additional services requested.
- Architect assumes no responsibility for any acts or omissions by the contractor, subcontractors, materials suppliers, equipment suppliers, or any other agent or employee not directly working on behalf of Sharp Design Studio, LLC.
- The drawings provided are solely for use under the terms of the signed agreement and are designed specifically for the use outlined in the proposal. These drawings shall not be used for any other occupancy group. Specifically, while we may have designed a single-family home, apartment, or townhouse, these projects should not be converted into a condominium during or after construction. Our office does not provide design or construction drawings for condominiums. Any unauthorized use of our drawings will waive any liability of Sharp Design and Client will hold Sharp Design harmless from any future claim arising out of the unauthorized use of the drawings.

Docusign Envelope ID: B3F4D50A-EF87-4C70-B44F-5D33FD3E4165

- If applicable, Architect's review of submittals by any contractor or subcontractor shall not be seen as a certification that the information presented is accurate and complete but rather that the information presented represents a review for conformity with the design concept. Quantities, dimensions, installation and performance of all materials and equipment is the responsibility of the contractor or subcontract.
- To the maximum amount permitted by law, Client agrees that its damages for any claim (in contract, tort, statute or otherwise) are limited to the contract amount in this Agreement. Client expressly waives any claims beyond that contract amount and, further, waives any claim for consequential damages.
- PURSUANT TO FLORIDA STATUTES SECTION 558.0035 DESIGN PROFESSIONALS; CONTRACTUAL LIMITATION ON LIABILITY, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
- Architect shall be entitled to rely on any data, documents or other information provided by Client or Client's consultants without verifying the accuracy of such information. Architect shall have no liability for any consequences of any kind relating to the inaccuracy of such information.
- Any documents prepared or generated as a result of the work performed by Architect under this Agreement (hereinafter the "Documents") shall be owned by Architect. Client agrees that the Documents are to be used solely for this Project and are not to be used by any third-party. Client expressly accepts all risks associated with the use of the Documents on a different project without Architect's involvement. Client agrees to indemnify Architect for any third-party claims relating to the use of the Documents on a different project.
- Prior to the institution of any suit, Client shall provide written notice by U.S. Mail specifically identifying the alleged default in the performance of this Agreement. The notice shall state in capital letters that it is a NOTICE OF DEFAULT. Architect shall have 30 days (or longer if reasonably necessitated under the circumstances) to cure the alleged default. If Architect cures the default, Architect shall have no liability.
- As a condition precedent to either party initiating any legal proceeding, Client and Designer agree to (1) have an in-person meeting with the decision-makers of Client and Designer to attempt to resolve any disputes with such meeting taking place within fifteen (15) days of notice of any dispute and (2) mediate the dispute using a mutually agreeable meditator with such mediation taking place within forty-five (45) days of notice of any dispute. Nothing in this paragraph prohibits the filing of legal action if required to satisfy the requirements of any applicable statute of limitations, in which case such action shall be stayed until such in-person meeting and mediation has occurred. Any such in-person meeting and mediation shall be conducted in Hillsborough County, Florida.
- Venue for any dispute relating to this Agreement shall be exclusively in Hillsborough County, Florida.
- This Agreement shall be governed by Florida law.
- This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, for purposes of enforcement.
- This Agreement constitutes the entire agreement between the parties and supersedes all prior written or oral discussions. This Agreement can only be amended by a written instrument signed by both parties.
- This Agreement only binds the Client and the Architect and does not create any contractual agreement with a third party.

Docusign Envelope ID: B3F4D50A-EF87-4C70-B44F-5D33FD3E4165

SHARP
DESIGN STUDIO
ARCHITECTURE | PLANNING | DESIGN
12100 Race Track Road, Suite Q1 | AA26003627
Tampa, FL. 33626

Proposal Acceptance:

If the terms of this Agreement meet your approval, please sign below. Acceptance of this Agreement and receipt of executed copy and retainer shall serve as our notice to proceed with Professional Architectural and Engineering Services.

Again, we thank you for this opportunity to be of service and look forward to the successful completion of this important project. As always, if you have any questions, please do not hesitate to contact us.

Thank you,

DocuSigned by:
Don Sharp
EE2D775199AD41B...
Donald F. Sharp
Partner | President
Sharp Design Studio

DocuSigned by:
Diego H. Duran
C168FD62E4B74DA...
Diego H. Duran, AIA, NCARB
Partner | VP of Architecture
Sharp Design Studio

Approved By:
Title:
Organization:

Signature

Date

Proposal #7278

Park Place CDD- Windsor Wall Irrigation Valve Relocation 11/13/25

Date 11/13/2025

Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Park Place CDD- Windsor Wall Irrigation Valve Relocation

- Relocate valves currently located under and on outside of wall back behind wall so not on CDD side.
- Zone Valves 9,12,14,15,16,17 would be relocated and new wire will be installed.
- Work would take 3-4 days to complete.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Valve Relocation	1.00	EA

Irrigation Enhancement: $10,725.00

PROJECT TOTAL: **$10,725.00**

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding $5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client’s property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client’s expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours’ notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where

asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Mana ger, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on

acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By _____	**By** _____
Brandon Pitchon	**Park Place CDD**
Date 11/13/2025	**Date** _____
Pine Lake Services, LLC	

Proposal #7150

Park Place CDD - Irrigation Inspection 10-25

Date 11/13/2025

Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the initial irrigation inspection October 25.

Irrigation Repair/Installation

Clock 1- Windsor Wall Timer

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	$79.71
Replace Bad Master Valve Decoder	1.00	EA	$374.79
Zone 4 - Replace Bubbler Head	2.00	EA	$45.28
Zone 11 - Cap Heads not Needed	4.00	EA	$66.40
		Clock 1- Windsor Wall Timer:	$566.18

Clock 2- Windsor Monument Timer

Items	Quantity	Unit	Price
Zone 3 - Replace Spray Nozzle	2.00	EA	$25.30
		Clock 2- Windsor Monument Timer:	$25.30

Clock 3- Mandolin Reserve Timer

Items	Quantity	Unit	Price
Zone 3 - Replace Bad Decoder	1.00	EA	$376.14
Zone 7 - Replace 1 1/2" Valve	1.00	EA	$508.57
		Clock 3- Mandolin Reserve Timer:	$884.71

Clock 4- Mandolin Reserve Wall Timer

Items	Quantity	Unit	Price
Zone 3 - Replace Spray Nozzle	5.00	EA	$63.26
Zone 3 - Replace Spray Head 6"	1.00	EA	$4.90
Zone 7 - Replace Spray Nozzle	1.00	EA	$12.65

Clock 4- Mandolin Reserve Wall Timer: $80.81

Clock 5- Mandolin Reserve Wall Timer (Solar Sync)

Items	Quantity	Unit	Price
Zone 1 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	2.00	EA	$181.61
Zone 2 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA	$90.80
Install - Solenoid	2.00	EA	$365.33
Install - Hunter Decoder	2.00	EA	$911.16
Install - Wire to Clock	250.00	EA	$365.00
Install Labor for Wire	6.00	Hr	$480.00

Clock 5- Mandolin Reserve Wall Timer (Solar Sync): $2,393.90

Clock 6- Mandolin Estates Timer

Items	Quantity	Unit	Price
Zone 1 - Repair Drip Line	8.00	EA	$90.82
Zone 4 - Repair Drip Line	15.00	EA	$170.29
Zone 5 - Repair Drip Line	4.00	EA	$45.41
Zone 5 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA	$90.80
Zone 6 - Repair Drip Line	13.00	EA	$147.58
Zone 7 - Repair Drip Line	10.00	EA	$113.52
Zone 8 - Replace Spray Nozzle	4.00	EA	$50.61
Zone 8 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 8 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA	$90.80
Zone 10 - Replace Solenoid	1.00	EA	$187.44
Zone 11 - Replace 1 1/2" Valve	1.00	EA	$508.57
Zone 11 - Repair Drip Line	10.00	EA	$113.52

Clock 6- Mandolin Estates Timer: $1,748.20

Clock 7- Manors Timer

Items	Quantity	Unit	Price
Zone 1 - Replace Rotor Head	2.00	EA	$141.54
Zone 3 - Replace Spray Nozzle	8.00	EA	$101.22
Zone 3 - Replace Spray Head 12"	4.00	EA	$378.49
Zone 3 - Straighten, Lower or Raise Head	7.00	EA	$126.98
Zone 4 - Replace Spray Nozzle	7.00	EA	$88.57
Zone 4 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 4 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA	$90.80

Zone 5 - Replace Spray Head 12"	4.00	EA	$378.49
Zone 6 - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	EA	$197.51
Zone 7 - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	EA	$886.01
Zone 7 - Replace Spray Nozzle	6.00	EA	$75.91
Zone 7 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 8 - Replace Rotor Head	1.00	EA	$70.77
Zone 9 - Replace Rotor Head	3.00	EA	$212.31
Zone 9 - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA	$93.94
Zone 9 - Replace ROTARY Nozzle	7.00	EA	$137.29
Zone 9 - Straighten, Lower or Raise Head	7.00	EA	$126.98
Zone 10 - Replace Spray Nozzle	6.00	EA	$75.91
Zone 10 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 11 - Replace Rotor Head	6.00	EA	$424.62
Zone 12 - Replace Rotor Head	5.00	EA	$353.85
Zone 13 - Replace Rotor Head	5.00	EA	$353.85
Zone 13 - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA	$93.94
Zone 14 - Replace Spray Nozzle	7.00	EA	$88.57
Zone 14 - Replace 6" Spray Head	12.00	EA	$416.52
Zone 14 - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	EA	$15.00
Zone 15 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 16 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 17 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 18 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 19 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 20 - Trouble Shooting/ Tracking	2.00	Hr	$160.00

Clock 7- Manors Timer: $6,409.72

Clock 8- Manors BOC Areas

Items	Quantity	Unit	Price
Zone 1 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 2 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 3 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 15 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 16 - Trouble Shooting/ Tracking	2.00	Hr	$160.00
Zone 18 - Trouble Shooting/ Tracking	2.00	Hr	$160.00

Clock 8- Manors BOC Areas: $960.00

Clock 9- Fountian Park Timer

Items	Quantity	Unit	Price
Zone 1 - Replace Rotor Head	6.00	EA	$424.62
Zone 1 - Replace Bad Decoder	1.00	EA	$407.82
Zone 2 - Replace Rotor Head	7.00	EA	$495.39
Zone 2 - Replace 2" Valve	1.00	EA	$821.50
Zone 2 - Replace Bad Decoder	1.00	EA	$407.82
Zone 3 - Replace Spray Nozzle	12.00	EA	$151.83

Zone 3 - Replace Spray Head 12"	8.00	EA	$756.98
Zone 4 - Replace Spray Nozzle	10.00	EA	$126.52
Zone 4 - Replace 6" Spray Head	6.00	EA	$208.26
Zone 5 - Replace Spray Nozzle	8.00	EA	$101.22
Zone 5 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 6 - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA	$93.94
Zone 6 - Replace Spray Head 12"	5.00	EA	$473.12
Zone 7 - Replace Spray Nozzle	6.00	EA	$75.91
Zone 7 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 8 - Replace Rotor Head	9.00	EA	$753.50
Zone 9 - Replace 2" Valve	1.00	EA	$821.50
Zone 10 - Replace 2" Valve	1.00	EA	$821.50
Zone 10 - Replace Bad Decoder	1.00	EA	$407.82
Zone 11 - Replace Bad Decoder	1.00	EA	$407.82
Zone 12 - Replace Bad Decoder	1.00	EA	$407.82
Zone 13 - Replace Bad Decoder	1.00	EA	$407.82
Zone 14 - Replace Bad Decoder	1.00	EA	$407.82
Zone 15 - Replace Bad Decoder	1.00	EA	$407.82
Zone 16 - Replace Bad Decoder	1.00	EA	$407.82
Zone 18 - Replace Rotor Head	2.00	EA	$141.54
Zone 19 - Replace Bad Decoder	1.00	EA	$407.82
Zone 20 - Replace Spray Nozzle	4.00	EA	$50.61
Zone 20 - Replace 6" Spray Head	2.00	EA	$69.42
Zone 20 - Replace 2" Valve	1.00	EA	$821.50
Zone 21 - Replace 12" Rotor Head	1.00	EA	$84.64
Zone 22 - Replace Bad Decoder	1.00	EA	$407.82
Zone 23 - Replace 12" Rotor Head	1.00	EA	$84.64
Zone 25 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 25 - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA	$93.94
Zone 26 - Replace Rotor Head	5.00	EA	$353.85
Zone 27 - Replace Bad Decoder	1.00	EA	$407.82
Zone 27 - Replace Solenoid	1.00	EA	$63.56
Zone 28 - Replace Bad Decoder	1.00	EA	$407.82
Zone 29 - Replace Bad Decoder	1.00	EA	$407.82
Zone 30 - Replace Rotor Head	6.00	EA	$424.62
Zone 30 - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	EA	$197.51
Zone 32 - Replace Bad Decoder	1.00	EA	$407.82
Zone 33 - Replace Spray Nozzle	8.00	EA	$101.22
Zone 33 - Replace Spray Head 12"	10.00	EA	$946.23
Zone 34 - Replace Spray Nozzle	6.00	EA	$75.91
Zone 34 - Replace Spray Head 12"	6.00	EA	$567.74
Zone 34 - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA	$93.94
Zone 35 - Replace Rotor Head	5.00	EA	$353.85
Zone 36 - Replace Rotor Head	8.00	EA	$566.16
Zone 37 - Replace Spray Nozzle	4.00	EA	$50.61
Zone 37 - Replace Spray Head 12"	3.00	EA	$283.87
Zone 37 - Replace Solenoid	1.00	EA	$143.00

Zone 38 - Replace Bad Decoder	1.00	EA	$407.82
Zone 39 - Replace Bad Decoder	1.00	EA	$407.82
Zone 40 - Replace Rotor Head	8.00	EA	$566.16
Zone 43 - Replace Bad Decoder	1.00	EA	$407.82
Zone 46 - Replace Bad Decoder	1.00	EA	$407.82
Zone 47 - Replace Bad Decoder	1.00	EA	$407.82
		Clock 9- Fountian Park Timer:	$20,902.65
		PROJECT TOTAL:	**$33,971.47**

Terms & Conditions

Payment Terms

- Any proposal exceeding $5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
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- Soil replacement where base material and/or aggregate material was removed for proper planting
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- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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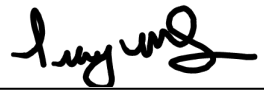
Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Mate

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- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By		**By**	
	Terry Mclane		**Park Place CDD**
Date	11/13/2025	**Date**	
	Pine Lake Services, LLC		

Proposal #7279

PPCDD- Bus Stop Enhancement 11/13/25

Date 11/13/2025

Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

PPCDD- Bus Stop Enhancement

- Remove existing plant material and mulch to prep for new landscaping on front, back, and bulletin area.
- Palms will not be touched.
- Install (22) 3g Variegated Shefullera inside fenced area both sides as back tier.
- Install (140)1g Blue Daze inside fenced area both sides as front ground cover tier.
- Install (2) 30g Japanese Blueberry Trees on both ends where holly is currently located inside fenced area.
- Install (90) 3g pringle podocarpus on both sides of backside of bus stop where indian hawthorne is located.
- Install (6) 3g fakahatchee grass to fill in area behind bottlebrush bushes.
- Install (13) 3g red fountain grass on backside of bullentin board.
- Install (15) 3g podocarpus pringles along frontside of bullentin board where sheffulera is currently located.
- Install (70) bags mini pine bark.

Includes irrigation modification in estimate, plants were chosen on hardiness for colder weather

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Demo and Prep:		$90.00

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Variegated Sheffulera 3g	22.00	EA

Blue Daze 1g	140.00	EA
Japanese Blueberry 30g	2.00	EA
Pringles Podocarpus 3g	105.00	EA
Red Fountian Grass 3g	13.00	EA
Fakahatchee 3g	6.00	EA
Mulch Pine Bark 3 CuFt Bag	70.00	EA
Irrigation Misc Fittings	1.00	Dollars

Plant Material Install:	$9,919.20
PROJECT TOTAL:	**$10,009.20**

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding $5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Mana ger, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By	_____	**By**	_____
	Brandon Pitchon		**Park Place CDD**
Date	11/13/2025	**Date**	_____
	Pine Lake Services, LLC		

Proposal #7292

PPCDD- Lightning Strike Tree Removal Whisper Lake Trail Pond 11/14/25

Date 11/14/2025
Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626
Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Whispering Trail Oak Removal

- Remove (1) Oak struck by lightning and stump grind.

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Oak Removal and Stump Grinding	1.00	EA

Demo and Prep: $2,250.00

PROJECT TOTAL: **$2,250.00**

Terms & Conditions

Terms & Conditions

Payment Terms

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Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit

card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client’s property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client’s expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

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Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

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Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours’ notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation

system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

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Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

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Warranty and Tolerances

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Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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By _____	**By** _____
Brandon Pitchon	**Park Place CDD**
Date 11/14/2025	**Date** _____
Pine Lake Services, LLC	

Proposal #7291

Park Place CDD - Mainline Repair 11-25

Date 11/14/2025
Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626
Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Not to exceed $3,000.00 for repair of Mainline along Racetrack Rd.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Fittings, Pipe, Supplies	1.00	EA

Irrigation Enhancement:	$3,000.00
PROJECT TOTAL:	**$3,000.00**

Terms & Conditions

Terms & Conditions

Payment Terms

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- Payments made via credit card will be accepted up to $4,750 and will include an additional 3% credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location

marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost

and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the

one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By	_____	**By**	_____
	Brandon Pitchon		**Park Place CDD**
Date	11/14/2025	**Date**	_____
	Pine Lake Services, LLC		

Revised Turf Installation Proposal

Client:	Inframark, Park Place CDD
Project Address:	11740 Casa Lago Ln, Tampa, FL 33626

Scope of Work

• Excavation & Preparation – Remove existing surface and prepare work area.
• Irrigation – Cap irrigation as required (if requested).
• Weed Treatment – Apply heavy-duty weed killer and prevent regrowth.
• Base Prep – Install and compact commercial-grade aggregates.
• Artificial Turf Installation – Install premium turf, fully secured.
• Infill Options – Zeofill (pets) or Green Envirofill (no pets).
• Tree Protection – Install bender board around tree bases.
• Cleanup & Restoration – Restore any sod or irrigation impacted.

2-Year Workmanship Warranty

RealEx Construction provides a **2-year workmanship warranty** covering installation defects such as seam separation, wrinkling, or improper fastening caused by installation error.

Exclusions:
• Weather events, flooding, storms, ground movement
• Pre-existing drainage or site issues
• Damage from pets, vehicles, landscapers, or misuse
• Alterations or repairs by other contractors

This warranty ensures coverage for true workmanship issues while protecting against natural or user-created conditions.

Timeline & Payment

• Project Duration: **7–10 days**, weather permitting
• Start Date: Within 1 week of approval and deposit
• Payment Terms: **50% deposit** at signing, **50% due upon completion**

• Deposits are non-refundable.

Total Proposal Amount

$44,987.23

Reason for the $10,000 Reduction

1. **End-of-Year Slowdown** – Helps keep crews active while maintaining district service quality.

2. **Material Cost Advantage** – Supplier backstock reduced turf costs by nearly 30%. Savings passed directly to district.

3. **Commitment to Park Place CDD** – We value the trust, communication, and strong working relationship with the district.

RealEx Construction, LLC
2108 W Sligh Ave., Tampa, FL
Phone: 727-480-3502
Email: kestler@realexconstruction.com