

# 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

## REGULAR MEETING AGENDA

Wednesday, December 17, 2025, at 11:00 a.m.

### Join Teams Meeting

Meeting ID: 293 350 402 354 03 Passcode: Ev3az73h

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*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 November 2025 Financial Statements and Check Register.....Page 3

ii. Consideration of Operations and Maintenances Expenditures for November 2025.....Page 20

B. Consideration of Minutes from the Meeting held on November 19, 2025.....Page 120

C. Aquatics Report.....Page 125

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD December 2025 Field Inspection Report.....Page 136

b. Mandolin Estates December 2025 Field Inspection Report.....Page 146

c. Mandolin Reserve December 2025 Field Inspection Report.....Page 150

d. Windsor Place December 2025 Field Inspection Report.....Page 156

E. Playground Inspection Report.....Page 162

F. District Engineer

G. District Counsel

H. District Manager

**5. Business Items**

A. Consideration of Monument Painting Proposals.....Page 182

B. Consideration of RealEx Striping Proposal.....Page 184

C. Consideration of RealEx Streetlight Pole Restoration Proposal.....Page 186

D. Consideration of Windsor and Mandoline Reserve Palm Removals Proposal.....Page 188

E. Consideration of Windsor Wall Irrigation Valve Relocation Proposal.....Page 193

F. Consideration of Pine Lake Pine Tree Removals Highland Park Proposal.....Page 198

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G. Consideration of Greensleeve Pond Fallen Pine/Natural Area Push Back Proposal.....	Page 203
H. Ratification of Pine Lake Mainline Repair Invoice #8658.....	Page 208
I. Ratification of Pine Lake Cotswold/Bournemouth Mainline Repair Invoice #8674.....	Page 209
J. Consideration of Mandolin Reserve Greensleeve Cul-de-sac Natural Area Proposal.....	Page 210
K. Ratification of Mandolin Reserve Mainline Repair Invoice #8659.....	Page 215
L. Consideration of Mandolin Estates Mainline Proposal #7464.....	Page 216

## 7. Supervisor Requests

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

## 9. Adjournment

*The next meeting is scheduled for Wednesday January 21 2026, at 11:00 a.m.*

# **Park Place Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025

Prepared by:



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

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2		GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
<b>ASSETS</b>												
Cash - Checking Account	\$ 459,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459,249
Cash in Transit	-	4,537	5,542	-	-	-	-	-	-	-	-	10,079
Accounts Receivable - Other	327	-	-	-	-	-	-	-	-	-	-	327
Due From Other Funds	-	37,157	35,384	-	-	-	-	-	-	-	-	72,541
Investments:												
Acquisition & Construction Account	-	-	-	1,410	119,114	-	-	-	-	-	-	120,524
Interest Account	-	7	-	-	-	-	-	-	-	-	-	7
Revenue Fund	-	69,388	94,939	-	-	-	-	-	-	-	-	164,327
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
<b>TOTAL ASSETS</b>	<b>\$ 459,576</b>	<b>\$ 111,089</b>	<b>\$ 135,865</b>	<b>\$ 1,410</b>	<b>\$ 119,114</b>	<b>\$ 14,086,199</b>	<b>\$ 4,407,000</b>	<b>\$ 19,320,253</b>				
<b>LIABILITIES</b>												
Accounts Payable	\$ 33,206	\$ 4,537	\$ 5,542	\$ 4,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,741
Bonds Payable	-	-	-	-	-	-	-	-	4,407,000	-	-	4,407,000
Due To Other Funds	72,541	-	-	-	-	-	-	-	-	-	-	72,541
<b>TOTAL LIABILITIES</b>	<b>105,747</b>	<b>4,537</b>	<b>5,542</b>	<b>4,456</b>	<b>-</b>	<b>-</b>	<b>4,407,000</b>	<b>4,527,282</b>				
<b>FUND BALANCES</b>												
<b>Nonspendable:</b>												
Deposits	10,777	-	-	-	-	-	-	-	-	-	-	10,777
<b>Restricted for:</b>												
Debt Service	-	106,552	130,323	-	-	-	-	-	-	-	-	236,875
Capital Projects	-	-	-	-	119,114	-	-	-	-	-	-	119,114
<b>Assigned to:</b>												
Operating Reserves	294,144	-	-	-	-	-	-	-	-	-	-	294,144
<b>Unassigned:</b>	48,908	-	-	(3,046)	-	14,086,199	-	-	-	-	-	14,132,061
<b>TOTAL FUND BALANCES</b>	<b>\$ 353,829</b>	<b>\$ 106,552</b>	<b>\$ 130,323</b>	<b>\$ (3,046)</b>	<b>\$ 119,114</b>	<b>\$ 14,086,199</b>	<b>\$ -</b>	<b>\$ 14,792,971</b>				
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 459,576</b>	<b>\$ 111,089</b>	<b>\$ 135,865</b>	<b>\$ 1,410</b>	<b>\$ 119,114</b>	<b>\$ 14,086,199</b>	<b>\$ 4,407,000</b>	<b>\$ 19,320,253</b>				



**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 167,620	\$ 21,625	\$ (145,995)	12.90%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>167,620</b>	<b>21,675</b>	<b>(145,945)</b>	<b>12.93%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	14,000	2,000	12,000	14.29%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	17,500	1,107	16,393	6.33%
District Engineer	17,500	5,775	11,725	33.00%
District Manager	52,500	4,083	48,417	7.78%
Accounting Services	31,000	4,417	26,583	14.25%
Auditing Services	5,500	-	5,500	0.00%
Email services	1,500	218	1,282	14.53%
Postage, Phone, Faxes, Copies	300	76	224	25.33%
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	417	2,428	14.66%
Dues, Licenses, Subscriptions	275	175	100	63.64%
<b>Total Administration</b>	<b>153,620</b>	<b>23,020</b>	<b>130,600</b>	<b>14.99%</b>
<b><u>Other Physical Environment</u></b>				
Misc-Contingency	8,000	-	8,000	0.00%
Capital Improvements	6,000	-	6,000	0.00%
<b>Total Other Physical Environment</b>	<b>14,000</b>	<b>-</b>	<b>14,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>167,620</b>	<b>23,020</b>	<b>144,600</b>	<b>13.73%</b>
Excess (deficiency) of revenues				
<b>Over (under) expenditures</b>	<b>-</b>	<b>(1,345)</b>	<b>(1,345)</b>	<b>0.00%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 347,583	\$ 44,814	\$ (302,769)	12.89%
<b>TOTAL REVENUES</b>	<b>347,583</b>	<b>44,814</b>	<b>(302,769)</b>	<b>12.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
General Liability	9,234	6,181	3,053	66.94%
<b>Total Administration</b>	<b>9,234</b>	<b>6,181</b>	<b>3,053</b>	<b>66.94%</b>
<b><u>Utility Services</u></b>				
Utility- Water/Waste	6,000	318	5,682	5.30%
Utility- Electric	12,500	1,359	11,141	10.87%
<b>Total Utility Services</b>	<b>18,500</b>	<b>1,677</b>	<b>16,823</b>	<b>9.06%</b>
<b><u>Landscape Services</u></b>				
Park Facility Janitorial	11,400	1,950	9,450	17.11%
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	5,064	100,886	4.78%
Contract Landscape- Racetrack Road	17,100	1,095	16,005	6.40%
Amenity R&M	4,600	-	4,600	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	20,000	530	19,470	2.65%
R&M- Ponds	5,000	-	5,000	0.00%
Capital Reserve	21,832	-	21,832	0.00%
<b>Total Landscape Services</b>	<b>228,382</b>	<b>10,163</b>	<b>218,219</b>	<b>4.45%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>Other Physical Environment</u></b>				
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	800	2,700	22.86%
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	1,132	3,868	22.64%
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%
<b>Total Other Physical Environment</b>	<b>60,467</b>	<b>10,932</b>	<b>49,535</b>	<b>18.08%</b>
<b><u>Reserves</u></b>				
Misc-Contingency	31,000	13,837	17,163	44.64%
<b>Total Reserves</b>	<b>31,000</b>	<b>13,837</b>	<b>17,163</b>	<b>44.64%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>347,583</b>	<b>42,790</b>	<b>304,793</b>	<b>12.31%</b>
Excess (deficiency) of revenues				
<b>Over (under) expenditures</b>	<b>-</b>	<b>2,024</b>	<b>2,024</b>	<b>0.00%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 276,369	\$ 35,655	\$ (240,714)	12.90%
<b>TOTAL REVENUES</b>	<b>276,369</b>	<b>35,655</b>	<b>(240,714)</b>	<b>12.90%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
General Liability	6,465	4,327	2,138	66.93%
<b>Total Administration</b>	<b>6,465</b>	<b>4,327</b>	<b>2,138</b>	<b>66.93%</b>
<b><u>Utility Services</u></b>				
Utility- Water/Waste	1,000	159	841	15.90%
Utility- Electric	75,000	10,159	64,841	13.55%
<b>Total Utility Services</b>	<b>76,000</b>	<b>10,318</b>	<b>65,682</b>	<b>13.58%</b>
<b><u>Landscape Services</u></b>				
Contracts-Aquatic Control	15,500	4,011	11,489	25.88%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Contract- Landscape	88,404	10,837	77,567	12.26%
Plant Replacement Program	15,000	12,100	2,900	80.67%
Irrigation Maintenance	10,000	1,400	8,600	14.00%
R&M- Ponds	5,000	823	4,177	16.46%
Capital Reserve	27,000	1,410	25,590	5.22%
<b>Total Landscape Services</b>	<b>161,904</b>	<b>30,581</b>	<b>131,323</b>	<b>18.89%</b>
<b><u>Other Physical Environment</u></b>				
Gate Phone	5,000	545	4,455	10.90%
Sidewalk, Pavement, Signage R&M	10,000	9,095	905	90.95%
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%
<b>Total Other Physical Environment</b>	<b>33,000</b>	<b>13,807</b>	<b>19,193</b>	<b>41.84%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b>TOTAL EXPENDITURES</b>	<b>277,369</b>	<b>59,033</b>	<b>218,336</b>	<b>21.28%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,000)	(23,378)	(22,378)	2337.80%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1,000)	-	1,000	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,000)</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b>Net change in fund balance</b>	<b>\$ (1,000)</b>	<b>\$ (23,378)</b>	<b>\$ (20,378)</b>	<b>2337.80%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 87,989	\$ 11,352	\$ (76,637)	12.90%
<b>TOTAL REVENUES</b>	<b>87,989</b>	<b>11,352</b>	<b>(76,637)</b>	<b>12.90%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
General Liability	3,231	2,163	1,068	66.95%
<b>Total Administration</b>	<b>3,231</b>	<b>2,163</b>	<b>1,068</b>	<b>66.95%</b>
<b><u>Utility Services</u></b>				
Utility- Water/Waste	2,000	85	1,915	4.25%
Utility- Electric	5,500	454	5,046	8.25%
Streetlights	433	-	433	0.00%
<b>Total Utility Services</b>	<b>7,933</b>	<b>539</b>	<b>7,394</b>	<b>6.79%</b>
<b><u>Landscape Services</u></b>				
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	1,642	24,358	6.32%
Contract Landscape- Racetrack Road	6,500	411	6,089	6.32%
Amenity R&M	2,500	-	2,500	0.00%
Plant Replacement Program	3,500	-	3,500	0.00%
Miscellaneous Maintenance	500	1,960	(1,460)	392.00%
Irrigation Maintenance	8,000	1,370	6,630	17.13%
Capital Reserve	4,200	-	4,200	0.00%
<b>Total Landscape Services</b>	<b>60,350</b>	<b>5,848</b>	<b>54,502</b>	<b>9.69%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>15,475</b>	<b>-</b>	<b>15,475</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>86,989</b>	<b>8,550</b>	<b>78,439</b>	<b>9.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,000	2,802	1,802	280.20%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	1,000	-	(1,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,000</b>	<b>-</b>	<b>(1,000)</b>	<b>0.00%</b>
<b>Net change in fund balance</b>	<b>\$ 1,000</b>	<b>\$ 2,802</b>	<b>\$ (198)</b>	<b>280.20%</b>

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 538	\$ 538	0.00%
Special Assmnts- Tax Collector	266,588	34,787	(231,801)	13.05%
<b>TOTAL REVENUES</b>	<b>266,588</b>	<b>35,325</b>	<b>(231,263)</b>	<b>13.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	231,000	-	231,000	0.00%
Interest Expense	35,588	17,794	17,794	50.00%
<b>Total Debt Service</b>	<b>266,588</b>	<b>17,794</b>	<b>248,794</b>	<b>6.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>266,588</b>	<b>17,794</b>	<b>248,794</b>	<b>6.67%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,531	17,531	0.00%
Net change in fund balance	\$ -	\$ 17,531	\$ 17,531	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>89,021</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 106,552</b>		



**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 765	\$ 765	0.00%
Special Assmnts- Tax Collector	331,426	42,492	(288,934)	12.82%
<b>TOTAL REVENUES</b>	<b>331,426</b>	<b>43,257</b>	<b>(288,169)</b>	<b>13.05%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	274,000	-	274,000	0.00%
Interest Expense	57,426	28,713	28,713	50.00%
<b>Total Debt Service</b>	<b>331,426</b>	<b>28,713</b>	<b>302,713</b>	<b>8.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>331,426</b>	<b>28,713</b>	<b>302,713</b>	<b>8.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,544	14,544	0.00%
Net change in fund balance	\$ -	\$ 14,544	\$ 14,544	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>115,779</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 130,323</b>		

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9</b>	<b>9</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	9	9	0.00%
Net change in fund balance	\$ -	\$ 9	\$ 9	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>(3,055)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ (3,046)</b>		

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 751	\$ 751	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>751</b>	<b>751</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	751	751	0.00%
Net change in fund balance	\$ -	\$ 751	\$ 751	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>118,363</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 119,114</b>		

# Bank Account Statement

Park Place CDD

**Bank Account No.** 1794

**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	459,249.30	<b>Statement Balance</b>	460,710.24
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	460,710.24
<b>Subtotal</b>	459,249.30	<b>Outstanding Checks</b>	-1,460.94
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	459,249.30
<b>Ending G/L Balance</b>	459,249.30		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/31/2025		JE000691	Accounts Receivable	FY25 Excess Fees	9,390.13	9,390.13	0.00
11/07/2025		JE000713	Special Assmnts-Tax Collector	Tax Rev Debt Service	24,875.21	24,875.21	0.00
11/14/2025		JE000714	Special Assmnts-Tax Collector	Tax Revenue Debt Service	102,956.64	102,956.64	0.00
11/21/2025		JE000715	Special Assmnts-Tax Collector	Tax Revenue Debt Service	62,892.56	62,892.56	0.00
<b>Total Deposits</b>					200,114.54	200,114.54	0.00
<b>Checks</b>							
							0.00
10/21/2025	Payment	100156	GOAT PLUMBING COMPANY LLC	Inv: 19259006, Inv: 19358627	-10,500.00	-10,500.00	0.00
10/21/2025	Payment	100158	COMPLETE I.T. CORP	Inv: 17906	-99.00	-99.00	0.00
10/21/2025	Payment	100160	JOHNSON ENGINEERING, INC.	Inv: 6896	-285.00	-285.00	0.00
10/21/2025	Payment	7088	WINDSOR PLACE POA	Check for Vendor V00145	-375.00	-375.00	0.00
10/28/2025	Payment	7089	TRIMEN LANDSCAPE	Check for Vendor V00135	-13,875.00	-13,875.00	0.00
10/29/2025	Payment	100161	GATE PROS, INC.	Inv: 10953	-167.00	-167.00	0.00
11/05/2025	Payment	100164	INFRAMARK LLC	Inv: 161844, Inv: 161845	-67.15	-67.15	0.00
11/05/2025	Payment	100165	ADVANCED AQUATIC SERVICES INC	Inv: 10561268	-3,000.00	-3,000.00	0.00
11/05/2025	Payment	100166	dba JAYMAN ENTERPRISES LLC	Inv: 4041	-550.00	-550.00	0.00
11/05/2025	Payment	100167	PINE LAKE SERVICES	Inv: 8414	-12,100.00	-12,100.00	0.00
11/05/2025	Payment	100168	BRLETIC DVORAK, INC	Inv: 2116	-1,035.00	-1,035.00	0.00
11/06/2025	Payment	7091	PARK PLACE CDD	Check for Vendor V00090	-4,188.55	-4,188.55	0.00
11/10/2025	Payment	7092	KESTLER FOX HARBUCK	Check for Vendor V00149	-17,100.00	-17,100.00	0.00

# Bank Account Statement

Park Place CDD

**Bank Account No.** 1794

**Statement No.** 11-25

**Statement Date**

11/30/2025

11/12/2025	Payment	100169	SPEAREM ENTERPRISES	Inv: 6276	-975.00	-975.00	0.00
11/12/2025	Payment	100170	PINE LAKE SERVICES	Inv: 8613	-13,837.21	-13,837.21	0.00
11/12/2025	Payment	100171	BRLETIC DVORAK, INC	Inv: 2170	-4,920.00	-4,920.00	0.00
11/12/2025	Payment	100172	ASSOCIATION LEGAL, LLC	Inv: 16183	-980.00	-980.00	0.00
11/12/2025	Payment	100173	COMPLETE I.T. CORP	Inv: 18202, Inv: 18201	-118.95	-118.95	0.00
11/12/2025	Payment	100174	FOUNTAIN KINGS INC.	Inv: INV-0994, Inv: INV-0995, Inv: INV-0802	-5,190.41	-5,190.41	0.00
11/12/2025	Payment	300126	TECO -ACH	Inv: 102325-2958-ACH	-288.46	-288.46	0.00
11/13/2025	Payment	300128	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-6474-ACH	-5.94	-5.94	0.00
11/13/2025	Payment	300129	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-9190-ACH	-127.96	-127.96	0.00
11/13/2025	Payment	300130	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-3640-ACH	-111.36	-111.36	0.00
11/13/2025	Payment	300131	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-2640-ACH	-25.43	-25.43	0.00
11/13/2025	Payment	300132	TECO -ACH	Inv: 102325-1026-ACH	-496.47	-496.47	0.00
11/13/2025	Payment	300133	TECO -ACH	Inv: 102325-5171-ACH	-83.99	-83.99	0.00
11/13/2025	Payment	300134	TECO -ACH	Inv: 102325-9085-ACH	-492.43	-492.43	0.00
11/13/2025	Payment	300135	TECO -ACH	Inv: 102325-0208-ACH	-40.64	-40.64	0.00
11/14/2025	Payment	7093	WINDSOR PLACE POA	Check for Vendor V00145	-675.00	-675.00	0.00
11/17/2025	Payment	300136	FRONTIER ACH	Inv: 102225-6195-ACH	-223.20	-223.20	0.00
11/18/2025	Payment	7094	SCHAUB SERVICES LLC DBA BRYAN SCHAUB	Check for Vendor V00153	-3,092.00	-3,092.00	0.00
11/17/2025	Payment	300137	TECO -ACH	Inv: 110325-0091-ACH	-5,243.70	-5,243.70	0.00
11/21/2025	Payment	100175	INFRAMARK LLC	Inv: 163545	-4,458.33	-4,458.33	0.00
11/25/2025	Payment	300138	FRONTIER ACH	Inv: 110125-6195-ACH	-158.63	-158.63	0.00
11/25/2025		JE000717	Utility-Water/Waste	JE to clear the bank rec for BOCC Invoice	-63.70	-63.70	0.00
<b>Total Checks</b>					-104,950.51	-104,950.51	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

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
11/13/2025	Payment	300127	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-4478-ACH		-5.94
11/21/2025	Payment	100176	JOHNSON ENGINEERING, INC.	Inv: 7319		-855.00

# Bank Account Statement

Park Place CDD

Bank Account No. 1794  
Statement No. 11-25

Statement Date 11/30/2025

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Total Outstanding Checks -1,460.94

Outstanding Deposits

Total Outstanding Deposits

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>								
001	100164	11/05/25	INFRAMARK LLC	161844	Agenda-Copies	Postage, Phone, Faxes, Copies	541024-51301	\$9.15
001	100164	11/05/25	INFRAMARK LLC	161845	Postage	Postage, Phone, Faxes, Copies	541024-51301	\$58.00
001	100165	11/05/25	ADVANCED AQUATIC SERVICES INC	10561268	Aquatic Maintenance	Contracts-Aquatic Control	534067-53902	\$1,014.00
001	100165	11/05/25	ADVANCED AQUATIC SERVICES INC	10561268	Aquatic Maintenance	Contracts-Aquatic Control	534067-53902	\$1,521.00
001	100165	11/05/25	ADVANCED AQUATIC SERVICES INC	10561268	Aquatic Maintenance	Contracts-Aquatic Control	534067-53902	\$465.00
001	100166	11/05/25	dba JAYMAN ENTERPRISES LLC	4041	Debris Removal	Miscellaneous Maintenance	546922-53908	\$550.00
001	100167	11/05/25	PINE LAKE SERVICES	8414	Sod Install - Windsor	Sod Install - Windsor Wall	546468-53902	\$12,100.00
001	100168	11/05/25	BRLETIC DVORAK, INC	2116	Engineer Services	District Engineer	531147-51301	\$1,035.00
001	100169	11/12/25	SPEAREM ENTERPRISES	6276	Janitorial Cleaning	Park Facility Janitorial	531144-53902	\$975.00
001	100170	11/12/25	PINE LAKE SERVICES	8613	Cleanup up focal areas	Misc-Contingency	549900-58100	\$13,837.21
001	100171	11/12/25	BRLETIC DVORAK, INC	2170	Engineer Services	District Engineer	531147-51301	\$4,920.00
001	100172	11/12/25	ASSOCIATION LEGAL, LLC	16183	Legal Services	District Counsel	531146-51301	\$980.00
001	100173	11/12/25	COMPLETE I.T. CORP	18202	Domain Registry	Email services	534369-51301	\$19.95
001	100173	11/12/25	COMPLETE I.T. CORP	18201	BOS Email NOV 25	Email services	534369-51301	\$99.00
001	100174	11/12/25	FOUNTAIN KINGS INC.	INV-0994	Maintenance SEPT 25	R&M-Fountain	546032-53908	\$400.00
001	100174	11/12/25	FOUNTAIN KINGS INC.	INV-0995	Maintenance OCT 25	R&M-Fountain	546032-53908	\$400.00
001	100175	11/21/25	INFRAMARK LLC	163545	MGMT FEES NOV 25	Accounting Services	532001-51301	\$2,208.33
001	100175	11/21/25	INFRAMARK LLC	163545	MGMT FEES NOV 25	Technology Services	549936-51301	\$208.33
001	100175	11/21/25	INFRAMARK LLC	163545	MGMT FEES NOV 25	District Fees	531150-51301	\$2,041.67
001	100176	11/21/25	JOHNSON ENGINEERING, INC.	7319	Engineer Transition Services	DISTRICT ENGINEER	531147-51301	\$855.00
001	300126	11/12/25	TECO -ACH	102325-2958-ACH	Utility-Electric	ELECTRIC - MIXED	543041-53150	\$288.46
001	300127	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-4478-ACH	Utility-Water	Utility- Water/Waste	543018-53150	\$4.45
001	300127	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-4478-ACH	Utility-Water	Utility- Water/Waste	543018-53150	\$1.49
001	300128	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-6474-ACH	Utility-Water	Utility- Water/Waste	543018-53150	\$4.45
001	300128	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-6474-ACH	Utility-Water	Utility- Water/Waste	543018-53150	\$1.49
001	300129	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-9190-ACH	Utility-Water	WATER	543018-53150	\$95.97
001	300129	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-9190-ACH	Utility-Water	Utility- Water/Waste	543018-53150	\$31.99
001	300130	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-3640-ACH	Utility-Water	WATER	543018-53150	\$83.52
001	300130	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-3640-ACH	Utility-Water	WATER	543018-53150	\$27.84
001	300131	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-2640-ACH	Utility-Water	WATER	543018-53150	\$19.07
001	300131	11/13/25	BOCC - HILLSBOROUGH COUNTY ACH	102325-2640-ACH	Utility-Water	WATER	543018-53150	\$6.36
001	300132	11/13/25	TECO -ACH	102325-1026-ACH	Utility-Electric	Utility- Electric	543041-53150	\$496.47
001	300133	11/13/25	TECO -ACH	102325-5171-ACH	Utility-Electric	Utility- Electric	543041-53150	\$62.99
001	300133	11/13/25	TECO -ACH	102325-5171-ACH	Utility-Electric	Utility- Electric	543041-53150	\$21.00
001	300134	11/13/25	TECO -ACH	102325-9085-ACH	Utility-Electric	Utility- Electric	543041-53150	\$492.43
001	300135	11/13/25	TECO -ACH	102325-0208-ACH	Utility-Electric	Utility- Electric	543041-53150	\$40.64
001	300136	11/17/25	FRONTIER ACH	102225-6195-ACH	Gate Phone	Gate Phone	541040-53908	\$223.20
001	300137	11/17/25	TECO -ACH	110325-0091-ACH	Utility - Electric 09/19-10/17/25	Utility- Electric	543041-53150	\$642.88
001	300137	11/17/25	TECO -ACH	110325-0091-ACH	Utility - Electric 09/19-10/17/25	Utility- Electric	543041-53150	\$214.99
001	300137	11/17/25	TECO -ACH	110325-0091-ACH	Utility - Electric 09/19-10/17/25	Utility- Electric	543041-53150	\$4,385.83
001	300138	11/25/25	FRONTIER ACH	110125-6195-ACH	GATE PHONE	Gate Phone	541040-53908	\$158.63
001	7092	11/10/25	KESTLER FOX HARBUCK	00153	Sidewalk Repairs	SIDEWALK WORK	546084-53908	\$17,100.00
001	7093	11/14/25	WINDSOR PLACE POA	10915	IRRIGATION	IRRIGATION-Reimbursement	546930-53902	\$675.00
001	7094	11/18/25	SCHAUB SERVICES LLC DBA BRYAN SCHAUB	1067	DOOR REPAIRS	Miscellaneous Maintenance	546922-53902	\$1,960.00
001	7094	11/18/25	SCHAUB SERVICES LLC DBA BRYAN SCHAUB	1071	UTILITY BOXES & CEMENT, ETC	10/17/25-UTILITY BOXES-HOLES & CRACKS	546516-53908	\$578.00
001	7094	11/18/25	SCHAUB SERVICES LLC DBA BRYAN SCHAUB	1072	INSTALL SECURITY KEY BOX/ DEBRIS & TOOLS/ UPPIANTED METAL	INSTALL SECURITY KEY BOX / DEBRIS & TOOLS/ UNPAINTED METAL	546516-53908	\$554.00
<b>Fund Total</b>								<b>\$71,867.79</b>

SERIES 2021-1 DEBT SERVICE FUND - 202

202	7091	11/06/25	PARK PLACE CDD	10312025 - 01	FY25 TAX DIST ID 745 EXCESS FEES	SERIES 2021-1 FY25 TAX DIST ID 745	103200	\$1,885.47
<b>Fund Total</b>								<b>\$1,885.47</b>

SERIES 2021-2 DEBT SERVICE FUND - 203

203	100174	11/12/25	FOUNTAIN KINGS INC.	INV-0802	Park Fountain Repair	R&M-Fountain	546032-53908	\$4,390.41
203	7091	11/06/25	PARK PLACE CDD	10312025 - 01	FY25 TAX DIST ID 745 EXCESS FEES	SERIES 2021-2 FY25 TAX DIST ID 745	103200	\$2,303.08
<b>Fund Total</b>								<b>\$6,693.49</b>

<b>Total Checks Paid</b>	<b>\$80,446.75</b>
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PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ADVANCED AQUATIC SERVICES INC	11/1/2025	10561268	\$1,014.00			Aquatic Maintenance
ADVANCED AQUATIC SERVICES INC	11/1/2025	10561268	\$1,521.00			Aquatic Maintenance
ADVANCED AQUATIC SERVICES INC	11/1/2025	10561268	\$465.00	\$3,000.00		Aquatic Maintenance
ADVANCED AQUATIC SERVICES INC	12/1/2025	10561682	\$2,590.00			Monthly Maintenance
ADVANCED AQUATIC SERVICES INC	12/1/2025	10561682	\$530.00	\$3,120.00	\$6,120.00	monthly maintenance
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-6474	\$4.83			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-6474	\$1.61	\$6.44	\$6.44	WATER
BRLETIC DVORAK, INC	9/30/2025	2116	\$1,035.00			Engineer Services
COMPLETE I.T. CORP	11/1/2025	18201	\$99.00			BOS Email NOV 25
FOUNTAIN KINGS INC.	11/4/2025	INV-0995	\$400.00			Maintenance OCT 25
INFRAMARK LLC	11/11/2025	163545	\$2,208.33			Accounting Services
INFRAMARK LLC	11/11/2025	163545	\$208.33			Technology Services
INFRAMARK LLC	11/11/2025	163545	\$2,041.67	\$4,458.33	\$4,458.33	District Fees
REDTREE LANDSCAPE SYSTEMS, LLC	8/1/2025	148	\$5,063.87			Monthly Maintenance AUG 25
REDTREE LANDSCAPE SYSTEMS, LLC	8/1/2025	148	\$1,094.89			Monthly Maintenance AUG 25
REDTREE LANDSCAPE SYSTEMS, LLC	8/1/2025	148	\$410.58			Monthly Maintenance AUG 25
REDTREE LANDSCAPE SYSTEMS, LLC	8/1/2025	148	\$5,474.45			Monthly Maintenance AUG 25
REDTREE LANDSCAPE SYSTEMS, LLC	8/1/2025	148	\$1,642.34	\$13,686.13	\$13,686.13	Monthly Maintenance AUG 25
Monthly Contract Subtotal			\$25,804.90			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	10/14/2025	101425-9022-ACH	\$65.32			WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/14/2025	101425-9022-ACH	\$21.78	\$87.10		WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/14/2025	101425-7596-ACH	\$6,398.93			WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/14/2025	101425-7596-ACH	\$2,132.98	\$8,531.91		WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-4478-ACH	\$4.45			Utility-Water
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-4478-ACH	\$1.49	\$5.94		Utility-Water



PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-6474-ACH	\$4.45			Utility-Water
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-6474-ACH	\$1.49	\$5.94		Utility-Water
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-9190-ACH	\$95.97			WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-9190-ACH	\$31.99	\$127.96		Utility-Water
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-3640-ACH	\$83.52			WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-3640-ACH	\$27.84	\$111.36		WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-2640-ACH	\$19.07			WATER
BOCC - HILLSBOROUGH COUNTY ACH	10/23/2025	102325-2640-ACH	\$6.36	\$25.43	\$8,895.64	WATER
FRONTIER ACH	10/22/2025	102225-6195-ACH	\$223.20			Gate Phone
FRONTIER ACH	11/1/2025	110125-6195-ACH	\$158.63		\$381.83	GATE PHONE
TECO -ACH	10/23/2025	102325-2958-ACH	\$288.46			ELECTRIC - MIXED
TECO -ACH	10/23/2025	102325-1026-ACH	\$496.47			Utility-Electric
TECO -ACH	10/23/2025	102325-5171-ACH	\$62.99			Utility-Electric
TECO -ACH	10/23/2025	102325-5171-ACH	\$21.00	\$83.99		Utility-Electric
TECO -ACH	10/23/2025	102325-9085-ACH	\$492.43			Utility-Electric
TECO -ACH	10/23/2025	102325-0208-ACH	\$40.64			Utility-Electric
TECO -ACH	11/3/2025	110325-0091-ACH	\$642.88			Utility - Electric 09/19-10/17/25
TECO -ACH	11/3/2025	110325-0091-ACH	\$214.99			Utility - Electric 09/19-10/17/25
TECO -ACH	11/3/2025	110325-0091-ACH	\$4,385.83	\$5,243.70	\$6,645.69	Utility - Electric 09/19-10/17/25
Utilities Subtotal			\$15,923.16			

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ASSOCIATION LEGAL, LLC	10/9/2025	16183	\$980.00			Legal Services
BRLETIC DVORAK, INC	10/31/2025	2170	\$4,920.00			Engineer Services
CATHY POWELL	11/19/2025	CP-111925	\$200.00			BOARD 11/19/25
COMPLETE I.T. CORP	11/1/2025	18202	\$19.95			Domain Registry
ERIC C. BULLARD	11/19/2025	EB-111925	\$200.00			BOARD 11/19/25
ERICA LAVINA	11/19/2025	EL-111925	\$200.00			BOARD 11/19/25
FOUNTAIN KINGS INC.	11/4/2025	INV-0994	\$400.00			Maintenance SEPT 25
INFRAMARK LLC	10/24/2025	161844	\$9.15			Agenda-Copies
INFRAMARK LLC	10/24/2025	161845	\$58.00		\$67.15	Postage
JOHNSON ENGINEERING, INC.	11/3/2025	7319	\$855.00			DISTRICT ENGINEER
MICHAEL FOLEY	11/19/2025	MF-111925	\$200.00			BOARD 11/19/25
PARK PLACE HOA	11/19/2025	111925	\$158.95			Owe reclaimed water charges to HOA for October 2025
PARK PLACE HOA	9/30/2025	093025	\$1,499.20		\$1,658.15	Owe reclaimed water charges to HOA for Jan-Sept 2025
SPEAREM ENTERPRISES	10/28/2025	6276	\$975.00			Janitorial Cleaning
WILLIAM MARK BERRA	11/19/2025	WB-111925	\$200.00			BOARD 11/19/25
Regular Services Subtotal			\$10,875.25			
Additional Services						
dba JAYMAN ENTERPRISES LLC	6/12/2025	4041	\$550.00			Debris Removal
FOUNTAIN KINGS INC.	7/7/2025	INV-0802	\$4,390.41			Park Fountain Repair
KESTLER FOX HARBUCK	11/6/2025	00153	\$17,100.00			SIDEWALK WORK
KESTLER FOX HARBUCK	11/20/2025	112025-	\$1,410.00		\$18,510.00	Park Place Traffic Striping
PARK PLACE CDD	10/31/2025	10312025 - 01	\$1,885.47			SERIES 2021-1 FY25 TAX DIST ID 745
PARK PLACE CDD	10/31/2025	10312025 - 01	\$2,303.08	\$4,188.55		SERIES 2021-2 FY25 TAX DIST ID 745
PARK PLACE CDD	11/7/2025	11072025 - 01	\$4,537.06			SERIES 2021-1 FY26 TAX DIST ID 748
PARK PLACE CDD	11/7/2025	11072025 - 01	\$5,541.98	\$10,079.04	\$14,267.59	SERIES 2021-2 FY26 TAX DIST ID 748
PINE LAKE SERVICES	10/19/2025	8414	\$12,100.00			Sod Install - Windsor Wall
PINE LAKE SERVICES	10/31/2025	8613	\$13,837.21			Cleanup up focal areas
PINE LAKE SERVICES	11/20/2025	8658	\$1,370.46			Irrigation Enhancement

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PINE LAKE SERVICES	11/20/2025	8659	\$350.40			Irrigation Enhancement
PINE LAKE SERVICES	11/21/2025	8674	\$529.60		\$28,187.67	Irrigation Enhancement
REDTREE LANDSCAPE SYSTEMS, LLC	10/13/2025	31889	\$5,362.50			Annuals Install
REDTREE LANDSCAPE SYSTEMS, LLC	9/30/2025	31802	\$236.00			Irrigation Repairs
REDTREE LANDSCAPE SYSTEMS, LLC	9/30/2025	31798	\$525.00		\$6,123.50	Irrigation Repairs
SCHAUB SERVICES LLC DBA BRYAN SCHAUB	10/1/2025	1067	\$1,960.00			DOOR REPAIRS
SCHAUB SERVICES LLC DBA BRYAN SCHAUB	10/17/2025	1071	\$578.00			10/17/25-UTILITY BOXES-HOLES & CRACKS
SCHAUB SERVICES LLC DBA BRYAN SCHAUB	10/18/2025	1072	\$554.00		\$3,092.00	INSTALL SECURITY KEY BOX / DEBRIS & TOOLS/ UNPAINTED METAL
WINDSOR PLACE POA	5/16/2025	10915	\$675.00			IRRIGATION-Reimbursement
Additional Services Subtotal			\$75,796.17			
Miscellaneous						
VOID	11/4/2025	VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$128,399.49			

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

11/1/2025
10561268
\$3,000.00

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

Due Date
Net 30
12/1/2025

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

3,000.00

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

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

\$3,000.00

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

12/1/2025
10561682
\$3,120.00

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

Due Date
Net 30
12/31/2025

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

3,120.00

Breakdown as follows:  
Mandolin Estates \$2,590.00  
Highland Park     \$ 530.00

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

\$3,120.00



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	11/21/2025	12/12/2025

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	10/21/2025	528291	11/19/2025	528291	0 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$6.44

#### Summary of Account Charges

Previous Balance \$5.94  
Net Payments - Thank You \$-5.94  
Total Account Charges **\$6.44**

<b>AMOUNT DUE</b>	<b>\$6.44</b>
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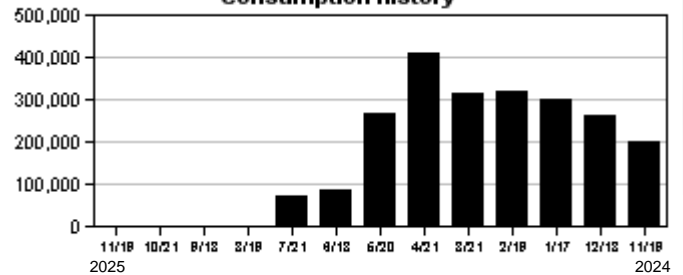
#### Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

#### Notice

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

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

458 0

**DUE DATE**

**12/12/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0044398664746 00000006445

Brletic Dvorak Inc

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Park Place CDD  
c/o Inframark IMS  
210 North University Drive  
Suite 702  
Coral Springs, Florida 33071

INVOICE 2116  
DATE 09/30/2025  
TERMS Net 30  
DUE DATE 10/30/2025

PROJECT NAME  
Park Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Sept 23 - Sept 30]	1:30	210.00	315.00
Senior Inspector	[Sept 23 - Sept 30]	6:00	120.00	720.00

BALANCE DUE **\$1,035.00**

Pay invoice



**PARK PLACE CDD**  
**September 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Inframark Coordination and General Administration	9/22 - 9/29	1.00	\$210	R. Dvorak	\$210.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, agreement, etc.		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - site visit to review drainage at Gothic Lane, research WMIS database, depression at park on Fountainhead inspection and prepare RFP and solicit proposals.	9/22	0.50	\$210	R. Dvorak	\$105.00
		<u>6.00</u>	\$120	K. Wagner	<u>\$720.00</u>
<b>INVOICE TOTAL</b>		7.50			<b>\$1,035.00</b>



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 #	18201
Invoice Date	11-01-25
Balance Due	<b>\$99.00</b>

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

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



# INVOICE

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

**Invoice Date**  
Nov 4, 2025

**Invoice Number**  
INV-0995

**Reference**  
October WFM

**Delivery Address**  
2654 Cypress Ridge Blvd, Ste 101  
WESLEY CHAPEL FL 33544  
USA

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	October 2025 Water Feature Maintenance Invoice. Onsite: 10/10 and 10/25	1.00	400.00	400.00
			Subtotal	400.00
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>400.00</b>

**Due Date: Dec 4, 2025**  
Terms:Net30  
Make checks payable to: Fountain Kings Inc.  
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

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



[View and pay online now](#)



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

163545

**DATE**

11/11/2025

**CUSTOMER ID**

C2302

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

11/11/2025

**BILL TO**

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

Services provided for the Month of: November 2025

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

**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.*

*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.*

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

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



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

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

**Invoice details**  
Invoice no.: 148  
Terms: Due on receipt  
Invoice date: 08/01/2025  
Due date: 08/01/2025

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

Total \$13,686.13

Overdue 08/01/2025



Hillsborough  
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/14/2025	11/04/2025

**Summary of Account Charges**

Previous Balance	\$82.07
Net Payments - Thank You	\$-82.07
Total Account Charges	<b>\$87.10</b>
<b>AMOUNT DUE</b>	<b>\$87.10</b>

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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

1,173 0

**DUE DATE**

**11/04/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0019239990229 00000087106



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/14/2025	11/04/2025

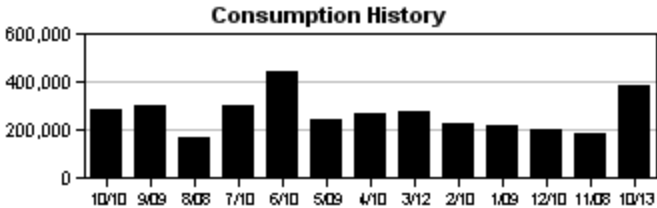
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	09/09/2025	542309	10/10/2025	545105	279600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$61.91
<b>Total Service Address Charges</b>	<b>\$61.91</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	10/14/2025	11/04/2025

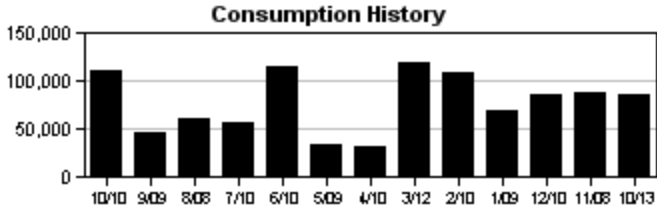
Service Address: 11698 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	09/09/2025	109081	10/10/2025	110183	110200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$25.19
<b>Total Service Address Charges</b>	<b>\$25.19</b>







Hillsborough  
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	10/14/2025	11/04/2025

**Summary of Account Charges**

Previous Balance	\$9,119.92
Net Payments - Thank You	\$-9,119.92
Total Account Charges	\$8,531.91
<b>AMOUNT DUE</b>	<b>\$8,531.91</b>

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: 1281997596



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

150

DUE DATE	11/04/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	



0012819975967 00008531915





Hillsborough  
County Florida

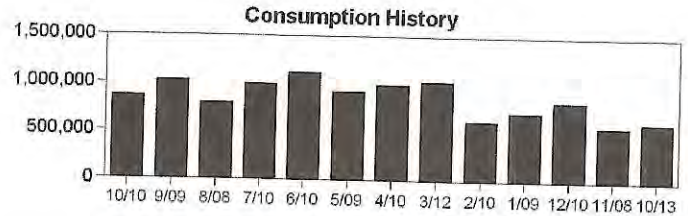
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	10/14/2025	11/04/2025

Service Address: 11100 WINDSOR PLACE CIR R  
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17558360	09/09/2025	511452	10/10/2025	511608	15600 GAL	ACTUAL	RECLAIM
17558379	09/09/2025	82047	10/10/2025	90542	849500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$158.95
<b>Total Service Address Charges</b>	<b>\$158.95</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	10/14/2025	11/04/2025

Service Address: 11184 WINDSOR PLACE CIR  
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
0002563E L	09/09/2025	35191	10/10/2025	37967	277600 GAL	ACTUAL	WATER
0002563E M	09/09/2025	399427	10/10/2025	401030	160300 GAL	ACTUAL	WATER
0002563E H	09/09/2025	860	10/10/2025	860	0 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1,322.46
Water Base Charge	\$1,145.58
Water Usage Charge	\$451.04
Sewer Base Charge	\$2,592.74
Sewer Usage Charge	\$2,855.11
<b>Total Service Address Charges</b>	<b>\$8,372.96</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	10/23/2025	11/13/2025

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61064416	09/18/2025	300464	10/21/2025	300464	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$5.94

**Summary of Account Charges**

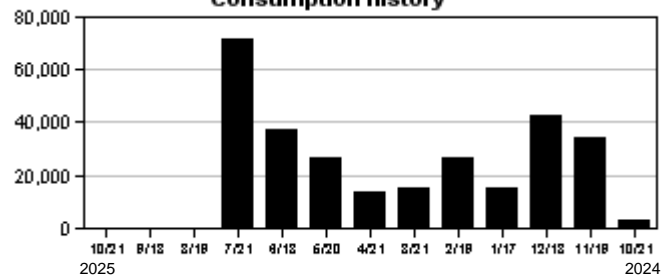
Previous Balance \$5.94  
Net Payments - Thank You \$-5.94  
Total Account Charges **\$5.94**

<b>AMOUNT DUE</b>	<b>\$5.94</b>
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**Notice**

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

**Consumption History**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	10/23/2025	11/13/2025

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17561145	09/18/2025	528291	10/21/2025	528291	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$5.94

**Summary of Account Charges**

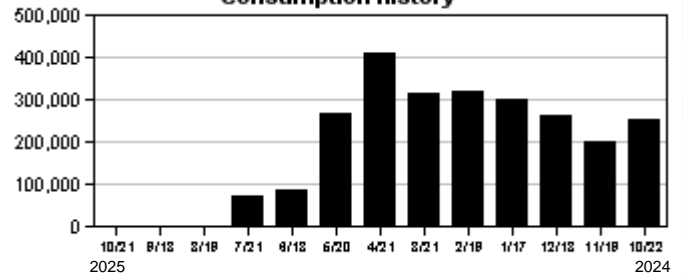
Previous Balance \$11.88  
Net Payments - Thank You \$-11.88  
Total Account Charges **\$5.94**

<b>AMOUNT DUE</b>	<b>\$5.94</b>
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**Notice**

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

**Consumption History**



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

479 0

**DUE DATE**

**11/13/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0044398664746 00000005942



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	10/23/2025	11/13/2025

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034976	09/18/2025	270104	10/21/2025	272799	269500 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$127.96

#### Summary of Account Charges

Previous Balance \$35.73  
Net Payments - Thank You \$-35.73  
Total Account Charges **\$127.96**

<b>AMOUNT DUE</b>	<b>\$127.96</b>
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#### Important Message

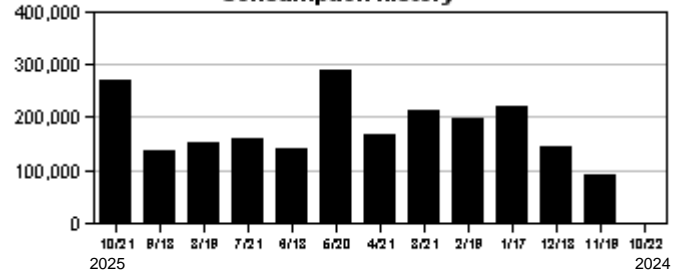
Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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](http://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.

#### Consumption History



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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

276 0

DUE DATE

11/13/2025

**Auto Pay Scheduled  
DO NOT PAY**



0041216091904 00000127969





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	10/23/2025	11/13/2025

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
78978402	09/18/2025	16443	10/21/2025	16475	3200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$9.66
Water Base Charge	\$20.91
Water Usage Charge	\$3.30
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$20.86

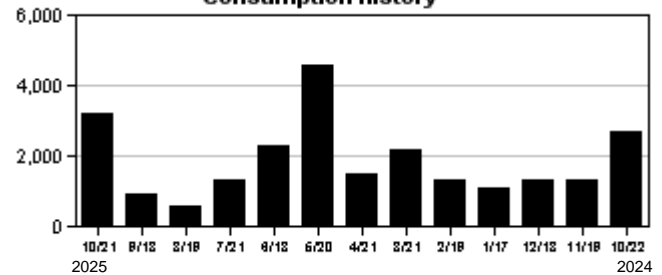
#### Summary of Account Charges

Previous Balance	\$87.06
Net Payments - Thank You	\$-87.06
Total Account Charges	<b>\$111.36</b>
<b>AMOUNT DUE</b>	<b>\$111.36</b>

#### Notice

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

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

2.553 0

**DUE DATE**

**11/13/2025**

**Auto Pay Scheduled  
DO NOT PAY**



0036405100003 00000111369



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	10/23/2025	11/13/2025

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	09/18/2025	8894	10/21/2025	8911	1700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.13
Water Base Charge	\$12.52
Water Usage Charge	\$1.75

#### Summary of Account Charges

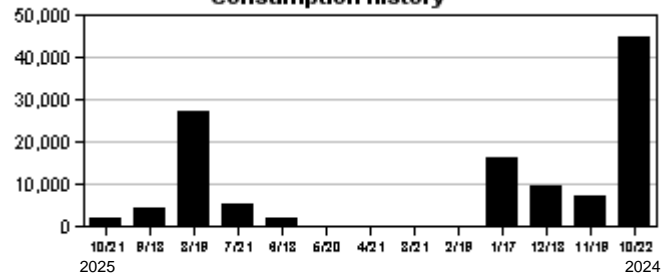
Previous Balance	\$36.78
Net Payments - Thank You	\$-36.78
Total Account Charges	\$25.43

AMOUNT DUE	\$25.43
------------	---------

#### 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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

1,850 0

DUE DATE 11/13/2025

**Auto Pay Scheduled  
DO NOT PAY**



0026405100004 00000025437



PARK PLACE CDD

Account Number:  
**813-818-8068-022619-5**  
PIN:  
**9579**

Billing Date:  
**Oct 22, 2025**  
Billing Period:  
**Oct 22 - Nov 21, 2025**

Hi PARK PLACE CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$214.92
Payment received by Oct 22, thank you	-\$214.92

### Service summary

	Previous month	Current month
Bundle	\$163.48	↑\$173.48
Other	\$4.50	↓\$0.00
Taxes and Fees	\$46.94	↑\$49.72
<b>Total services</b>	<b>\$214.92</b>	<b>\$223.20</b>
<b>Total balance</b>		<b>\$223.20</b>

Total balance

**\$223.20**

Auto Pay is scheduled  
**Nov 17**

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

6790 0107 DY RP 22 10232025 NNNNNNNN 01 000076 0001

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**



707006813818806802261900000000000000223205





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

PIN:  
**9579**

Billing Date:  
**Oct 22, 2025**  
Billing Period:  
**Oct 22 - Nov 21, 2025**

Page 3/4

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## Bundle

### Monthly Charges

10.22-11.21	Frontier Freedom for Business	\$136.00
	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** **\$173.48**



## Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$21.71
Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$0.42
<b>Federal Taxes</b>	<b>\$25.56</b>
FL State Communications Services Tax	\$9.76
County Communications Services Tax	\$9.54
FL State Gross Receipts Tax	\$4.09
Hillsborough County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.29
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$24.16</b>

**Taxes and Fees Total** **\$49.72**

**Total current month charges** **\$223.20**

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 \$223.20 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](https://frontier.com/regulatory-changes).

## LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)





**PARK PLACE CDD** Account Number:  
**813-818-8068-022619-5**  
PIN:  
**9579**

Billing Date:  
**Oct 22, 2025**  
Billing Period:  
**Oct 22 - Nov 21, 2025**

**Caller Summary Report**

Phone #	Calls	Minutes	Amount
813-818-8068	2	2	\$0.00
Total	2	2	\$0.00

**Caller Summary Report**

Phone #	Calls	Minutes	Amount
Interstate	2	2	\$0.00
Total	2	2	\$0.00





PARK PLACE CDD

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

PIN:  
0363

Billing Date:  
Nov 01, 2025  
Billing Period:  
Nov 01 - Nov 30, 2025

Hi PARK PLACE CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$163.06
Payment received by Nov 01, thank you	-\$163.06

### Service summary

	Previous month	Current month
Phone	\$121.67	\$121.67
Other	\$4.50	↓\$0.00
One-Time Charges	\$0.13	↑\$0.23
Taxes and Fees	\$36.76	↓\$36.73
<b>Total services</b>	<b>\$163.06</b>	<b>\$158.63</b>
<b>Total balance</b>		<b>\$158.63</b>

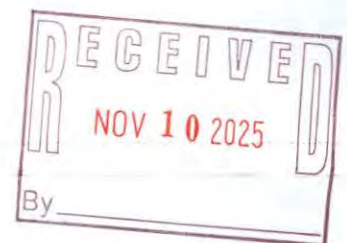
Total balance

**\$158.63**

Auto Pay is scheduled  
**Nov 25**

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

6790 0107 DY RP 01 11032025 NNNNNNNN 01 000662 0004

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**

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



047004813818705802261900000000000000158635



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

PIN:  
**0363**

Billing Date:  
**Nov 01, 2025**  
Billing Period:  
**Nov 01 - Nov 30, 2025**

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)



## Phone

### Monthly Charges

11.01-11.30	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**



## One-Time Charges

Frontier Com of America	\$0.23
-------------------------	--------

**One-Time Charges Total** **\$0.23**



## Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.96
Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.64
<b>Federal Taxes</b>	<b>\$20.25</b>
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
<b>State Taxes</b>	<b>\$16.48</b>

**Taxes and Fees Total** **\$36.73**

**Total current month charges** **\$158.63**

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 \$158.63 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.





**PARK PLACE CDD** Account Number:  
**813-818-7058-022619-5**  
 PIN:  
**0363**

Billing Date:  
**Nov 01, 2025**  
 Billing Period:  
**Nov 01 - Nov 30, 2025**

### Frontier Com of America

813-818-7058

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Oct 02	12:24P	1.4	DD	FERNADNBCH FL 904-557-6898	\$0.10	
2	Oct 05	12:56P	1.0	DD	FERNADNBCH FL 904-557-6898	\$0.07	
3	Oct 06	12:38P	.4	DD	NORTHBROOK IL 847-275-6826	\$0.03	
4	Oct 25	8:34A	.4	DD	TUCSON AZ 520-991-6827	\$0.03	
Subtotal						\$0.23	

### Legend Call Types:

DD - Day

### Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-7058	4	3	\$0.23
Total	4	3	\$0.23

### Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	2	0	\$0.06
Intrastate	2	2	\$0.17
Total	4	3	\$0.23





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

Statement Date: October 23, 2025

Amount Due: \$288.46

Due Date: November 13, 2025

Account #: 221007862958

DO NOT PAY. Your account will be drafted on November 13, 2025

## Account Summary

Current Service Period: September 19, 2025 - October 17, 2025

Previous Amount Due	\$298.27
Payment(s) Received Since Last Statement	-\$298.27

Current Month's Charges	\$288.46
-------------------------	----------

Amount Due by November 13, 2025	\$288.46
---------------------------------	----------

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 **0% higher** than it was in your previous period.



Scan here to view your account online.

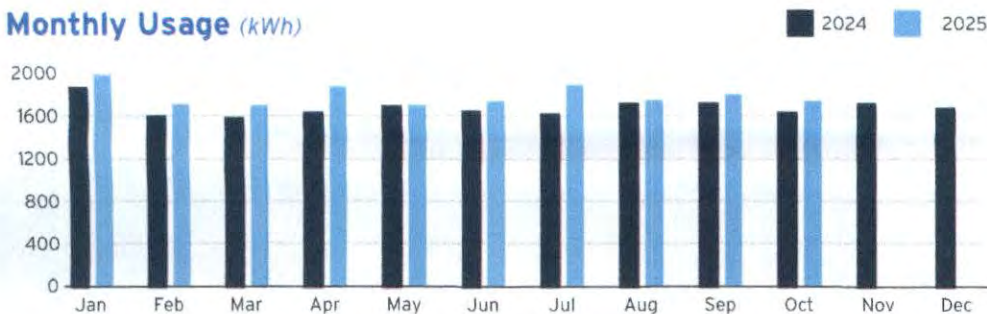
# DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

[TampaElectric.com/Scam](http://TampaElectric.com/Scam).



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

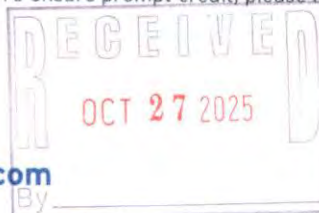


Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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



Account #: 221007862958

Due Date: November 13, 2025

Amount Due: \$288.46

Payment Amount: \$ \_\_\_\_\_

648915299470

Your account will be drafted on November 13, 2025

00004769 FTECO110232523442410 00000 02 00000000 12003 002

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.





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

Account #: 221007862958  
Statement Date: October 23, 2025  
Charges Due: November 13, 2025

Meter Read

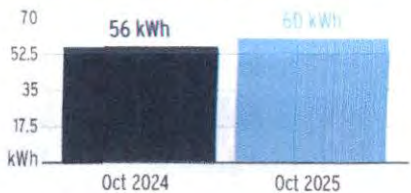
Meter Location: FOUNTAIN  
Service Period: Sep 19, 2025 - Oct 17, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000679633	10/17/2025	7,791	6,055		1,736 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	1,736 kWh @ \$0.08641/kWh	\$150.01
	Fuel Charge	1,736 kWh @ \$0.03391/kWh	\$58.87
	Storm Protection Charge	1,736 kWh @ \$0.00577/kWh	\$10.02
	Clean Energy Transition Mechanism	1,736 kWh @ \$0.00418/kWh	\$7.26
	Storm Surcharge	1,736 kWh @ \$0.02121/kWh	\$36.82
	Florida Gross Receipt Tax		\$7.21
	<b>Electric Service Cost</b>		<b>\$288.46</b>

Avg kWh Used Per Day



Important Messages

<b>Total Current Month's Charges</b>	<b>\$288.46</b>
--------------------------------------	-----------------

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

Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)

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

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

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

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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





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

Statement Date: October 23, 2025

Amount Due: \$496.47

Due Date: November 13, 2025

Account #: 211031201026

DO NOT PAY. Your account will be drafted on November 13, 2025

## Account Summary

Current Service Period: September 19, 2025 - October 17, 2025

Previous Amount Due	\$510.34
Payment(s) Received Since Last Statement	-\$510.34

Current Month's Charges	\$496.47
-------------------------	----------

Amount Due by November 13, 2025	\$496.47
---------------------------------	----------

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 **34.18% higher** than the same period last year.



Your average daily kWh used was **.95% higher** than it was in your previous period.



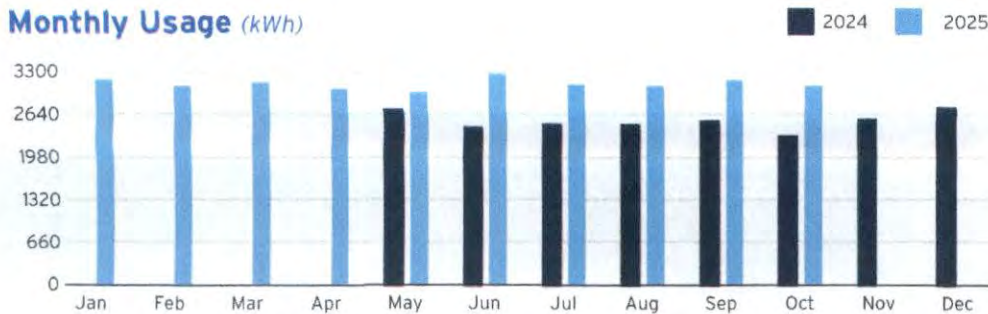
Scan here to view your account online.

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## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211031201026

Due Date: November 13, 2025

Amount Due: \$496.47

Payment Amount: \$ \_\_\_\_\_

606940139808

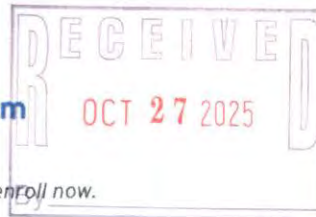
Your account will be  
drafted on November 13, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



00006139 FTECO110232523442410 00000 02 00000000 13373 004

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

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

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





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

**Account #:** 211031201026  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

## Meter Read

**Service Period:** Sep 19, 2025 - Oct 17, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236522	10/17/2025	48,196		45,121		3,075 kWh	1	29 Days

## Charge Details



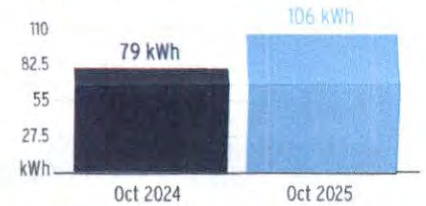
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,075 kWh @ \$0.08641/kWh	\$265.71
Fuel Charge	3,075 kWh @ \$0.03391/kWh	\$104.27
Storm Protection Charge	3,075 kWh @ \$0.00577/kWh	\$17.74
Clean Energy Transition Mechanism	3,075 kWh @ \$0.00418/kWh	\$12.85
Storm Surcharge	3,075 kWh @ \$0.02121/kWh	\$65.22
Florida Gross Receipt Tax		\$12.41

### Electric Service Cost

**\$496.47**

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$496.47**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://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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PARK PLACE CDD  
11206 CAVALIER PL, A  
TAMPA, FL 33626-2676

Statement Date: October 23, 2025

Amount Due: \$83.99

Due Date: November 13, 2025

Account #: 221008555171

DO NOT PAY. Your account will be drafted on November 13, 2025

## Account Summary

Current Service Period: September 19, 2025 - October 17, 2025

Previous Amount Due	\$81.06
Payment(s) Received Since Last Statement	-\$81.06
Current Month's Charges	\$83.99

Amount Due by November 13, 2025 \$83.99

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 **75% higher** than the same period last year.

Your average daily kWh used was **7.69% higher** than it was in your previous period.



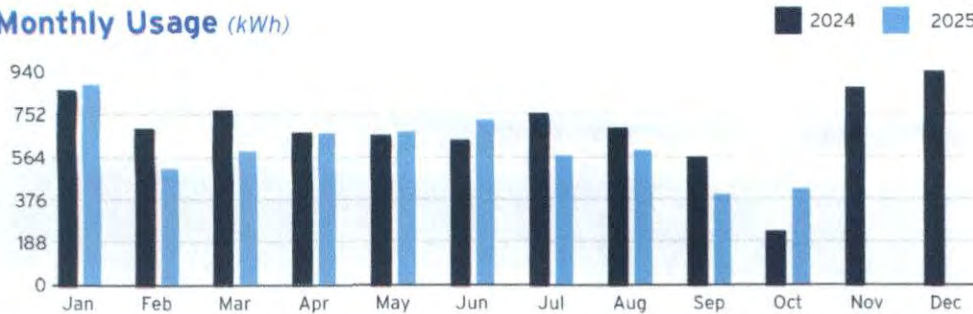
Scan here to view your account online.

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## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 221008555171

Due Date: November 13, 2025

Amount Due: \$83.99

Payment Amount: \$ \_\_\_\_\_

645211615497

Your account will be  
drafted on November 13, 2025

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

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

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





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

**Account #:** 221008555171  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

## Meter Read

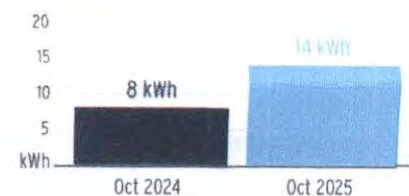
**Service Period:** Sep 19, 2025 - Oct 17, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845980	10/17/2025	30,742	30,322		420 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	420 kWh @ \$0.08641/kWh	\$36.29
Fuel Charge	420 kWh @ \$0.03391/kWh	\$14.24
Storm Protection Charge	420 kWh @ \$0.00577/kWh	\$2.42
Clean Energy Transition Mechanism	420 kWh @ \$0.00418/kWh	\$1.76
Storm Surcharge	420 kWh @ \$0.02121/kWh	\$8.91
Florida Gross Receipt Tax		\$2.10
<b>Electric Service Cost</b>		<b>\$83.99</b>

**Total Current Month's Charges**

**\$83.99**

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## Ways To Pay Your Bill



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### Mail A Check

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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**866-689-6469**

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

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

Statement Date: October 23, 2025

Amount Due: \$492.43

Due Date: November 13, 2025

Account #: 221006629085

DO NOT PAY. Your account will be drafted on November 13, 2025

## Account Summary

Current Service Period: September 19, 2025 - October 17, 2025

Previous Amount Due	\$509.88
Payment(s) Received Since Last Statement	-\$509.88

Current Month's Charges	\$492.43
-------------------------	----------

Amount Due by November 13, 2025	\$492.43
---------------------------------	----------

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 **2.78% lower** 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.

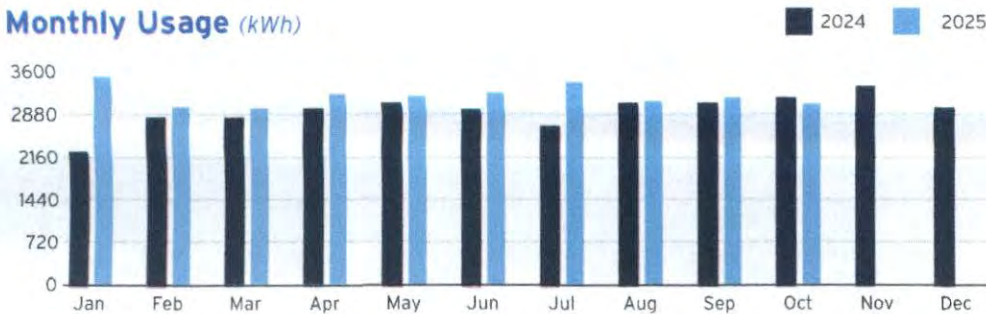
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[TampaElectric.com/Scam](https://TampaElectric.com/Scam).



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221006629085

Due Date: November 13, 2025

Amount Due: \$492.43

Payment Amount: \$ \_\_\_\_\_

650149876269

Your account will be  
drafted on November 13, 2025

00006140 FTECO110232523442410 00000 02 00000000 13374 004

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

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

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





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

**Account #:** 221006629085  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

## Meter Read

**Service Period:** Sep 19, 2025 - Oct 17, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236552	10/17/2025	84,606	81,557		3,049 kWh	1	29 Days

## Charge Details



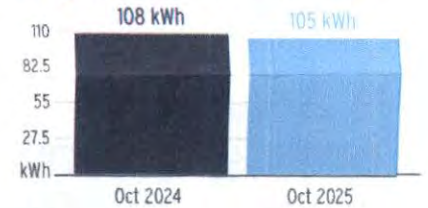
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,049 kWh @ \$0.08641/kWh	\$263.46
Fuel Charge	3,049 kWh @ \$0.03391/kWh	\$103.39
Storm Protection Charge	3,049 kWh @ \$0.00577/kWh	\$17.59
Clean Energy Transition Mechanism	3,049 kWh @ \$0.00418/kWh	\$12.74
Storm Surcharge	3,049 kWh @ \$0.02121/kWh	\$64.67
Florida Gross Receipt Tax		\$12.31

### Electric Service Cost

**\$492.43**

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$492.43**

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

## Ways To Pay Your Bill



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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

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813-223-0800 (Hillsborough)

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

Statement Date: October 23, 2025

Amount Due: \$40.64

Due Date: November 13, 2025

Account #: 221006630208

DO NOT PAY. Your account will be drafted on November 13, 2025

## Account Summary

Current Service Period: September 19, 2025 - October 17, 2025

Previous Amount Due	\$42.07
Payment(s) Received Since Last Statement	-\$42.07

Current Month's Charges	\$40.64
-------------------------	---------

Amount Due by November 13, 2025	\$40.64
---------------------------------	---------

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 **28.57% lower** 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.

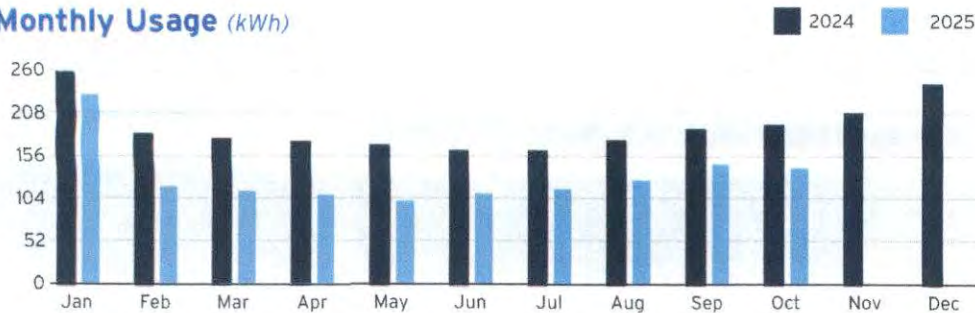
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## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221006630208

Due Date: November 13, 2025

Amount Due: \$40.64

Payment Amount: \$ \_\_\_\_\_

650149876270

Your account will be  
drafted on November 13, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://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.





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

**Account #:** 221006630208  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

## Meter Read

**Service Period:** Sep 19, 2025 - Oct 17, 2025

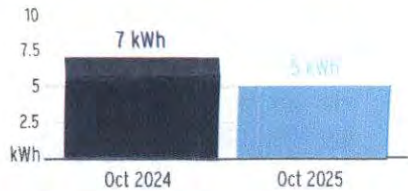
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000265065	10/17/2025	13,151	13,010	141 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	141 kWh @ \$0.08641/kWh	\$12.18
Fuel Charge	141 kWh @ \$0.03391/kWh	\$4.78
Storm Protection Charge	141 kWh @ \$0.00577/kWh	\$0.81
Clean Energy Transition Mechanism	141 kWh @ \$0.00418/kWh	\$0.59
Storm Surcharge	141 kWh @ \$0.02121/kWh	\$2.99
Florida Gross Receipt Tax		\$1.02
<b>Electric Service Cost</b>		<b>\$40.64</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$40.64**

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## Ways To Pay Your Bill



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7-1-1  
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877-588-1010  
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813-275-3909

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

Statement Date: November 03, 2025

Amount Due: \$5,243.70

Due Date: November 17, 2025

Account #: 311000010091

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

### Account Summary

Previous Amount Due	\$5,326.25
Payment(s) Received Since Last Statement	-\$5,326.25
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$5,243.70</b>

**Amount Due by November 17, 2025 \$5,243.70**

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 **904 KWH**

14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000 **337 KWH**



Scan here to interact with your bill online.

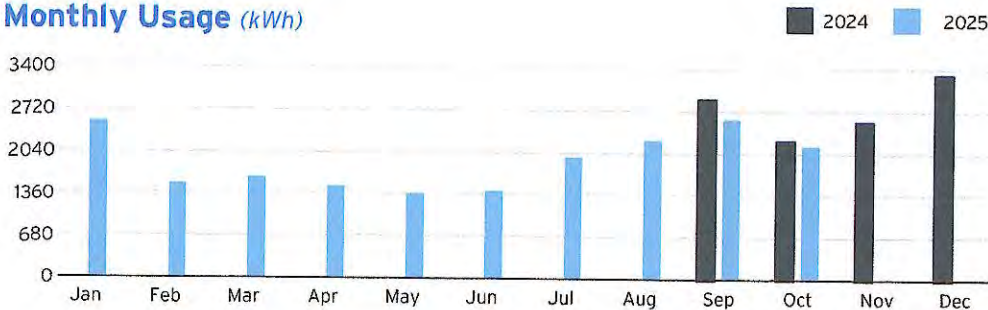


**DOWNED IS DANGEROUS!**

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

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety) for more safety tips.

### Monthly Usage (kWh)



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

Account #: 311000010091

Due Date: November 17, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$5,243.70

Payment Amount: \$ \_\_\_\_\_

700500003562

Your account will be drafted on November 17, 2025

PARK PLACE CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359

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.



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	10/17/2025	1,634		1,560		74 kWh	1	29 Days	\$30.24
									▼ 1.3%

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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Toll Free:  
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All Other

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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	10/21/2025	4,943		4,039		904 kWh	1	29 Days	\$159.18
									▼ 19.0%

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	10/21/2025	11,586		11,563		23 kWh	1	29 Days	\$22.32
									▼ 85.4%

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	10/21/2025	8,297		8,145		152 kWh	1	29 Days	\$42.35
									▼ 6.2%

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	10/21/2025	22,967		22,636		331 kWh	1	29 Days	\$70.15
									▼ 11.0%

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	10/21/2025	20,731		20,394		337 kWh	1	29 Days	\$71.10
									▼ 7.7%

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	10/21/2025	8,018		7,886		132 kWh	1	29 Days	\$39.25
									▼ 3.6%

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	10/21/2025	16,064		15,869		195 kWh	1	29 Days	\$49.05
									▼ 3.9%

Total Current Month's Charges

\$5,243.70



Sub-Account #: 211007038386  
Statement Date: 10/29/2025

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

## Meter Read

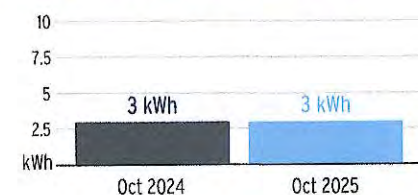
**Service Period:** 09/19/2025 - 10/17/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000894954	10/17/2025	1,634		1,560		74 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	74 kWh @ \$0.08641/kWh	\$6.39
Fuel Charge	74 kWh @ \$0.03391/kWh	\$2.51
Storm Protection Charge	74 kWh @ \$0.00577/kWh	\$0.43
Clean Energy Transition Mechanism	74 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	74 kWh @ \$0.02121/kWh	\$1.57
Florida Gross Receipt Tax		\$0.76
<b>Electric Service Cost</b>		<b>\$30.24</b>

**Current Month's Electric Charges**

**\$30.24**

Billing information continues on next page →





Sub-Account #: 211015021994  
Statement Date: 10/29/2025

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

**Service Period:** 09/19/2025 - 10/17/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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




Sub-Account #: 211015022109  
Statement Date: 10/29/2025

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

**Service Period:** 09/19/2025 - 10/17/2025      **Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$2,167.05</b>

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

Billing information continues on next page →

00000026-0000281-Page 8 of 18



Sub-Account #: 211015022232  
Statement Date: 10/29/2025


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

**Service Period:** 09/19/2025 - 10/17/2025

**Rate Schedule:** Lighting Service

**Charge Details**



	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>			<b>\$344.29</b>

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

Billing information continues on next page →

00000025-0000282-Page 9 of 18



Sub-Account #: 211015022349  
Statement Date: 10/29/2025

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

**Service Period:** 09/19/2025 - 10/17/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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





Sub-Account #: 211015022463  
Statement Date: 10/29/2025

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

**Service Period:** 09/19/2025 - 10/17/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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



Sub-Account #: 211015022745  
Statement Date: 10/29/2025

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

## Meter Read

**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	10/21/2025	4,943		4,039		904 kWh	1	29 Days

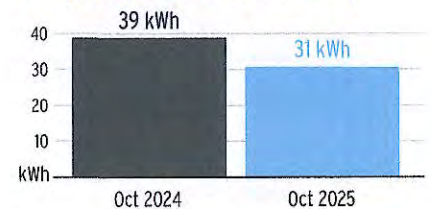
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	904 kWh @ \$0.08641/kWh	\$78.11
Fuel Charge	904 kWh @ \$0.03391/kWh	\$30.65
Storm Protection Charge	904 kWh @ \$0.00577/kWh	\$5.22
Clean Energy Transition Mechanism	904 kWh @ \$0.00418/kWh	\$3.78
Storm Surcharge	904 kWh @ \$0.02121/kWh	\$19.17
Florida Gross Receipt Tax		\$3.98
<b>Electric Service Cost</b>		<b>\$159.18</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$159.18**

Billing information continues on next page →





Sub-Account #: 211015022836  
Statement Date: 10/29/2025

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

## Meter Read

**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000206733	10/21/2025	11,586	11,563	23 kWh	1	29 Days

## Charge Details



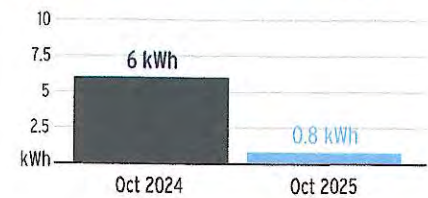
### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	23 kWh @ \$0.08641/kWh	\$1.99
Fuel Charge	23 kWh @ \$0.03391/kWh	\$0.78
Storm Protection Charge	23 kWh @ \$0.00577/kWh	\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh	\$0.49
Florida Gross Receipt Tax		\$0.56

### Electric Service Cost

**\$22.32**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$22.32**

Billing information continues on next page →



Sub-Account #: 211015022968  
Statement Date: 10/29/2025

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

## Meter Read

**Meter Location:** Area Light

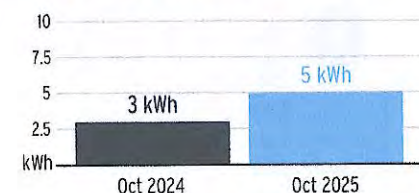
**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	10/21/2025	8,297		8,145		152 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	152 kWh @ \$0.08641/kWh	\$13.13
Fuel Charge	152 kWh @ \$0.03391/kWh	\$5.15
Storm Protection Charge	152 kWh @ \$0.00577/kWh	\$0.88
Clean Energy Transition Mechanism	152 kWh @ \$0.00418/kWh	\$0.64
Storm Surcharge	152 kWh @ \$0.02121/kWh	\$3.22
Florida Gross Receipt Tax		\$1.06
<b>Electric Service Cost</b>		<b>\$42.35</b>

**Current Month's Electric Charges**

**\$42.35**

Billing information continues on next page →



Sub-Account #: 211015023099  
Statement Date: 10/29/2025

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


### Meter Read

**Service Period:** 09/23/2025 - 10/21/2025

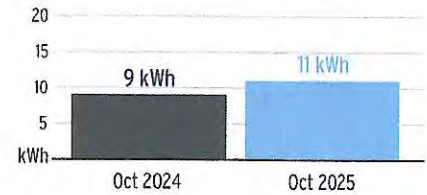
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000198613	10/21/2025	22,967	22,636	331 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	331 kWh @ \$0.08641/kWh	\$28.60
Fuel Charge	331 kWh @ \$0.03391/kWh	\$11.22
Storm Protection Charge	331 kWh @ \$0.00577/kWh	\$1.91
Clean Energy Transition Mechanism	331 kWh @ \$0.00418/kWh	\$1.38
Storm Surcharge	331 kWh @ \$0.02121/kWh	\$7.02
Florida Gross Receipt Tax		\$1.75
<b>Electric Service Cost</b>		<b>\$70.15</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$70.15**

Billing information continues on next page →





Sub-Account #: 211015023214  
Statement Date: 10/29/2025

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

## Meter Read

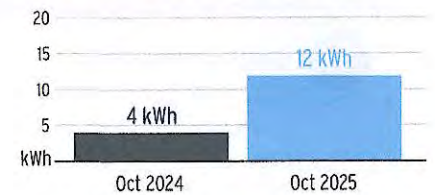
**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	10/21/2025	20,731		20,394		337 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	337 kWh @ \$0.08641/kWh	\$29.12
Fuel Charge	337 kWh @ \$0.03391/kWh	\$11.43
Storm Protection Charge	337 kWh @ \$0.00577/kWh	\$1.94
Clean Energy Transition Mechanism	337 kWh @ \$0.00418/kWh	\$1.41
Storm Surcharge	337 kWh @ \$0.02121/kWh	\$7.15
Florida Gross Receipt Tax		\$1.78
<b>Electric Service Cost</b>		<b>\$71.10</b>

**Current Month's Electric Charges**

**\$71.10**

Billing information continues on next page →



Sub-Account #: 211015023339  
Statement Date: 10/29/2025

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

## Meter Read

**Meter Location:** PUMP/LIFT STATION

**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000181268	10/21/2025	8,018	7,886	132 kWh	1	29 Days

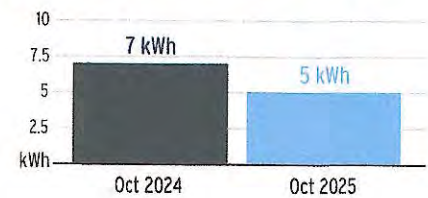
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	132 kWh @ \$0.08641/kWh	\$11.41
Fuel Charge	132 kWh @ \$0.03391/kWh	\$4.48
Storm Protection Charge	132 kWh @ \$0.00577/kWh	\$0.76
Clean Energy Transition Mechanism	132 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	132 kWh @ \$0.02121/kWh	\$2.80
Florida Gross Receipt Tax		\$0.98
<b>Electric Service Cost</b>		<b>\$39.25</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$39.25**

Billing information continues on next page →





Sub-Account #: 211015023446  
Statement Date: 10/29/2025

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

## Meter Read

**Meter Location:** PUMP/LIFT STATION

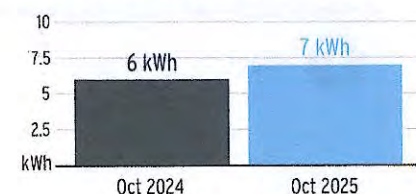
**Service Period:** 09/23/2025 - 10/21/2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	10/21/2025	16,064		15,869		195 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	195 kWh @ \$0.08641/kWh	\$16.85
Fuel Charge	195 kWh @ \$0.03391/kWh	\$6.61
Storm Protection Charge	195 kWh @ \$0.00577/kWh	\$1.13
Clean Energy Transition Mechanism	195 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	195 kWh @ \$0.02121/kWh	\$4.14
Florida Gross Receipt Tax		\$1.23
<b>Electric Service Cost</b>		<b>\$49.05</b>

**Current Month's Electric Charges**

**\$49.05**

**Total Current Month's Charges**

**\$5,243.70**

**Association Legal Services, LLC**  
 12600 World Plaza Lane  
 Building #63  
 Fort Myers, FL 33907  
 United States  
 239-887-4276



**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT (CDD)**

**Balance** \$980.00  
**Invoice #** 16183  
**Invoice Date** October 9, 2025  
**Payment Terms**  
**Due Date**

**PARK PLACE CDD - LEGAL**

**Securely pay online**

<https://association-legal-services-llc.mycase.com/x93bv7d8>



**Time Entries**

Date	EE	Activity	Description	Rate	Hours	Line Total
08/13/2025	CT	Case Management	Email to manager requesting copy of management contract. Discuss same with Attorney Wilson. Directions to legal assistant. Add reminder re obtaining Board information.	\$350.00	0.2	\$70.00
08/14/2025	CT	Case Management	Respond to email from Angel Montagna re management contract. Request Board information and details on agreement to forego payment. Overview of Management Agreement. Discuss same with Attorney Wilson.	\$350.00	0.3	\$105.00
08/15/2025	CT	Follow Up	Send follow-up email to manager re needing Board information and details on offer to forego payment.	\$350.00	0.1	\$35.00
08/18/2025	CT	Case Management	Review and respond to emails from manager re Board contact information and management agreement addendum. Directions to legal assistant re saving Resolution to file. Add note to file re mgmt. company agreement concerning payment. Phone call with Attorney Wilson re agreement proposal. Respond to email from manager re same.	\$350.00	0.4	\$140.00
08/21/2025	CT	Follow Up	Send follow-up email to manager re proposed Addendum. Update reminder.	\$350.00	0.1	\$35.00
08/26/2025	JM	Saving Documents	Added Document: 08.26.25 Park Place CDD.pdf	\$350.00	0.1	\$35.00
09/03/2025	CT	Follow Up	Follow-up with Ms. Montagna re proposed Addendum. Update reminder.	\$350.00	0.1	\$35.00
09/05/2025	CT	Follow Up	Send follow-up email to mgmt. company re expected proposed Addendum.	\$350.00	0.1	\$35.00
09/09/2025	CT	Follow Up	Send additional follow-up email to manager re proposed Addendum, and email requesting email contact information. Discuss case status with Attorney Wilson. Email to Ms. Lavina with update on lack of receipt of proposed Addendum.	\$350.00	0.3	\$105.00

09/12/2025	CT	Review	Review proposed Amendment in comparison with original management agreement. Note changes to Exhibit B. Confer with Attorney Wilson re same. Email to Ms. Montagna requesting clarification of rates on Exhibit B. Respond to email from Ms. Montagna; provide comparison of existing vs. proposed new Exhibit B. Respond to additional email from Ms. Montagna. Again explain that proposed new Exhibit B includes higher rates.	\$350.00	0.3	\$105.00
09/17/2025	CT	Review	Respond to email from Ms. Montagna. Review proposed First Amendment, compare to original Management Agreement, confer with Attorney Wilson, and email to Ms. Lavina re proposed Amendment.	\$350.00	0.5	\$175.00
09/22/2025	CT	Follow Up	Send follow-up email to Ms. Lavina. Requested response. Add reminder.	\$350.00	0.1	\$35.00
09/23/2025	CT	Communication with Client	Respond to email from Ms. Lavina re Inframark proposed Addendum being passed, and addressing invoice dispute verbiage. Email to Ms. Montagna confirming same. Add note to file.	\$350.00	0.2	\$70.00

Totals: **2.8** **\$980.00**

Time Entry Sub-Total:	\$980.00
<b>Sub-Total:</b>	\$980.00
<b>Total:</b>	\$980.00
<b>Amount Paid:</b>	\$0.00
<b>Balance Due:</b>	<b>\$980.00</b>



Brletic Dvorak Inc

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Park Place CDD  
c/o Inframark IMS  
210 North University Drive  
Suite 702  
Coral Springs, Florida 33071

INVOICE 2170  
DATE 10/31/2025  
TERMS Net 30  
DUE DATE 11/30/2025

PROJECT NAME  
Park Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[October 08 - October 31]	12:00	210.00	2,520.00
Senior Inspector	[October 09 - October 28]	20:00	120.00	2,400.00

BALANCE DUE \$4,920.00



**PARK PLACE CDD**  
**October 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Inframark Coordination and General Administration	10/13 - 10/27	4.50	\$210	R. Dvorak	\$945.00
Includes engineer's reports, board meeting		0.00	\$210	S. Brletic	\$0.00
meeting attendance, invoicing, calls and					
emails with board, agreement, etc.					
Miscellaneous - coordination with previous engineer	10/6	0.50	\$210	R. Dvorak	\$105.00
for district files.		0.00	\$120	K. Wagner	\$0.00
Gothic Lane and Fountainhead Park Depressions -	10/13	1.00	\$210	R. Dvorak	\$210.00
Retrieve plans from SWFWMD and prepare		6.00	\$120	K. Wagner	\$720.00
RFP document. Solicit proposals from					
contractors. Document request from					
SWFWMD.					
Windsor Place Inlet Inspection - site visit and field	10/20 - 10/27	1.00	\$210	R. Dvorak	\$210.00
report.		6.00	\$120	K. Wagner	\$720.00
14689 Canopy Inspection and Investigation - site visits,	10/27	5.00	\$210	R. Dvorak	\$1,050.00
plans and calculations research. Prepare		<u>8.00</u>	\$120	K. Wagner	<u>\$960.00</u>
draft field report.					
<b>INVOICE TOTAL</b>		32.00			<b>\$4,920.00</b>

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park Place

Board Meeting Date: November 19, 2025

Name	In Attendance Please X	Paid
1 Cathy Powell	<input checked="" type="checkbox"/>	\$200.00
2 Eric Bullard	<input checked="" type="checkbox"/>	\$200.00
3 Bill Berra	<input checked="" type="checkbox"/>	\$200.00
4 Ericka Lavina	<input checked="" type="checkbox"/>	\$200.00
5 Mike Foley	<input checked="" type="checkbox"/>	\$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 \*\***

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 #	18202
Invoice Date	11-01-25
Balance Due	<b>\$19.95</b>

Item	Description	Unit Cost	Quantity	Line Total
Domain Registry	1-Year Domain Registry. Renews every 12-months - parkplacecdd.org	\$19.95	1.0	\$19.95

---

Subtotal	\$19.95
Tax	\$0.00
Invoice Total	\$19.95
Payments	\$0.00
Credits	\$0.00
Balance Due	\$19.95

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park Place

Board Meeting Date: November 19, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	<input type="checkbox"/> X	\$200.00
2	Eric Bullard	<input type="checkbox"/> X	\$200.00
3	Bill Berra	<input type="checkbox"/> X	\$200.00
4	Ericka Lavina	<input type="checkbox"/> X	\$200.00
5	Mike Foley	<input type="checkbox"/> 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

---

District Name: Park Place

Board Meeting Date: November 19, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	<input type="checkbox"/> X	\$200.00
2	Eric Bullard	<input type="checkbox"/> X	\$200.00
3	Bill Berra	<input type="checkbox"/> X	\$200.00
4	Ericka Lavina	<input type="checkbox"/> X	\$200.00
5	Mike Foley	<input type="checkbox"/> 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 \*\***





# INVOICE

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

**Invoice Date**  
Nov 4, 2025

**Invoice Number**  
INV-0994

**Reference**  
Sept. WFM

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

**Delivery Address**  
2654 Cypress Ridge Blvd, Ste 101  
WESLEY CHAPEL FL 33544  
USA

Item	Description	Quantity	Unit Price	Amount USD
WFM	September 2025 Water Feature Maintenance Invoice. Onsite: 09/04, 09/19 and 09/30	1.00	400.00	400.00
			Subtotal	400.00
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>400.00</b>

**Due Date: Dec 4, 2025**  
Terms:Net30  
Make checks payable to: Fountain Kings Inc.  
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

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



[View and pay online now](#)



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

161844

**CUSTOMER ID**

C2302

**PO#****DATE**

10/24/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

10/24/2025

**BILL TO**

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	61	Ea	0.15		9.15
<b>Subtotal</b>					<b>9.15</b>

**Subtotal**

\$9.15

**Tax**

\$0.00

**Total Due**

\$9.15

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

161845

**CUSTOMER ID**

C2302

**PO#****DATE**

10/24/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

10/24/2025

**BILL TO**

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	11.60		58.00
<b>Subtotal</b>					<b>58.00</b>

**Subtotal**

\$58.00

**Tax**

\$0.00

**Total Due**

\$58.00

**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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*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.*

**Invoice**

Johnson Engineering, LLC  
PO Box 69142; Baltimore, MD 21264-9142  
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: November 3, 2025  
Project No: 20181258-000  
Invoice No: 7319

**Additional Information:**

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

<b>Project</b>	20181258-000	Park Place CDD
----------------	--------------	----------------

**Professional Services from September 13, 2025 to October 10, 2025**

<b>Task</b>	01	General Services
-------------	----	------------------

**Professional Personnel**

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	9/19/2025	2.50	190.00	475.00	
Park Place CDD / Fountain Head Storm Drain Depression - review of Geotechnical report and coordination					
Reed, Charles	9/24/2025	2.00	190.00	380.00	
Park Place CDD / Coordination regarding Gothic Lane files and other District files					
Totals		4.50		855.00	
<b>Total Labor</b>					<b>855.00</b>
<b>Total this Task</b>					<b>\$855.00</b>

<b>Task</b>	02	Special Services
-------------	----	------------------

<b>Total this Task</b>	<b>0.00</b>
------------------------	-------------

<b>Task</b>	03	Construction Services
-------------	----	-----------------------

<b>Total this Task</b>	<b>0.00</b>
------------------------	-------------

<b>Total this Invoice</b>	<b>\$855.00</b>
---------------------------	-----------------

**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
6896	9/25/2025	285.00
<b>Total</b>		<b>16,150.00</b>



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park Place

Board Meeting Date: November 19, 2025

Name		In Attendance Please X	Paid
1	Cathy Powell	<input type="checkbox"/> X	\$200.00
2	Eric Bullard	<input type="checkbox"/> X	\$200.00
3	Bill Berra	<input type="checkbox"/> X	\$200.00
4	Ericka Lavina	<input type="checkbox"/> X	\$200.00
5	Mike Foley	<input type="checkbox"/> 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 \*\***

# **CHECK REQUEST FORM**

**District Name:** Park Place

**Date:** 11/19/25

**Invoice Number:**

**Please issue a check to:**

**Vendor Name:** Park Place HOA

**Vendor No.:** V00141

**Check amount:** \$158.95

**Please code to:** 543018 53150 5006

**Check Description/Reason:** Owe reclaimed water charges to HOA for October 2025

**Mailing instructions:** Confirm with Christina

**Due Date for Check:** 11/19/2025

**11/19/2025**

**Requestor:** Jonathan Sciortino for C. Newsome

**Manager's review:**

# **CHECK REQUEST FORM**

**District Name:** Park Place

**Date:** 9/30/25

**Invoice Number:**

**Please issue a check to:**

**Vendor Name:** Park Place HOA

**Vendor No.:** V00141

**Check amount:** \$1,499.20

**Please code to:** 543018 53600 5006

**Check Description/Reason:** Owe reclaimed water charges to HOA for Jan-Sept 2025

**Mailing instructions:** Confirm with Christina

**Due Date for Check:** 9/30/2025

**posting date 9/30/25**

**Requestor:** Jonathan Sciortino for C. Newsome

**Manager's review:**

INVOICE

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

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



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

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

Invoice details

Invoice no.: 6276  
Terms: Net 15  
Invoice date: 10/28/2025  
Due date: 11/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	9/15/25 to 10/15/25 Playground bathroom cleaning services 4 weeks 1 time per week	4	\$81.25	\$325.00
2.		Labor	4 park cans through out the neighborhood dumped 4 weeks 1 time per week	4	\$35.00	\$140.00
3.		Material	Toilet paper and hand towels	1	\$50.00	\$50.00
4.		Sales	Blow off leaves and debris on entire playground 4 weeks 1 time per week	4	\$40.00	\$160.00
5.		Labor	Fountain cleaning and service once a week	1	\$300.00	\$300.00

Total \$975.00

Note to customer

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Park Place

Board Meeting Date: November 19, 2025

	Name	In Attendance Please X	Paid
1	Cathy Powell	<input type="checkbox"/> X	\$200.00
2	Eric Bullard	<input type="checkbox"/> X	\$200.00
3	Bill Berra	<input type="checkbox"/> X	\$200.00
4	Ericka Lavina	<input type="checkbox"/> X	\$200.00
5	Mike Foley	<input type="checkbox"/> 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 \*\***



Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

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

Invoice

Date	Invoice #
6/12/2025	4041

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
	Pick up, drain small boat left abandoned in the pond off Bournemouth. Dispose of Properly. The boat had to be drained as it was too heavy to be lifted. Once drained the boat was lifted into the bed of the truck and taken for disposal.  Price includes all labor and materials	550.00	550.00
All work is complete!		Total	\$550.00



# OVERDUE INVOICE

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

**Invoice Date**  
Jul 7, 2025

**Invoice Number**  
INV-0802

**Reference**  
WaterFeatureRepairs

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

Item	Description	Quantity	Unit Price	Amount USD
WFR	Water Feature Repair: Replacement of 2hp Water Feature Pump, (1) New Cartridge Filter, (12) Nozzles, (4) MR16 Underwater Light Fixtures, (1) 12v Light Transformer and Patching of the Center Feature Bowl. Includes all labor and shipping.	1.00	4,390.41	4,390.41
Water Feature Repair Completed 7/07/25. Warranty: 1-year on Pump, Light Fixtures, Light Transformer and Labor. 90-days on all other parts.				
			Subtotal	4,390.41
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>4,390.41</b>

**Due Date: Aug 6, 2025**

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

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



[View and pay online now](#)

# PARK PLACE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 10/31/2025

**Payable To** Park Place CDD

**Check Amount** **\$1,885.47**

**Check Description** Series 2021-1 - FY 25 Tax Dist. ID Dist 745

**Check Amount** **\$2,303.08**

**Check Description** Series 2021-2 - FY 25 Tax Dist. ID Dist 745

**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino  
Authorization

DM	_____
Fund	_____
G/L	_____
Object Code	_____
Chk #	_____
Date	_____

# PARK PLACE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

### FISCAL YEAR 2025, TAX YEAR 2024

2025

	Dollar Amounts	Fiscal Year 2025	
Net GF100	135,731.91	9.89%	0.098920
Net GF101	242,891.91	17.70%	0.177030
Net GF102	304,323.98	22.18%	0.221800
Net GF103	77,098.39	5.62%	0.056190
Net DS '21-1	275,501.24	20.08%	0.200790
Net DS '21-2	336,522.33	24.53%	0.245270
Net Total	1,372,069.77	100.00%	1.000000

101%

Date Received	Amount Received	32520-1002		32522-1002		32524-1002		32526-1002		201-32510-1001		200-32510-1001		Proof	Notes / Distribution ID	Check #
		9.89%	9.89%	17.70%	17.70%	22.18%	22.18%	5.62%	5.62%	20.08%	20.08%	24.53%	24.53%			
		Administrative		Mandolin/Windsor		Highland Park		Mixed Use		Debt Service 2021-1		Debt Service 2021-2				
		Raw Numbers GF100	Rounded GF 100	Raw Numbers GF101	Rounded GF 101	Raw Numbers GF102	Rounded GF 102	Raw Numbers GF 103	Rounded GF 103	Raw Numbers 2008 Debt Service Revenue (Series 2021-1)	Rounded 2008 Debt Service Revenue (Series 2021-1)	Raw Numbers 2014 Debt Service Revenue (Series 2021-2)	Rounded 2014 Debt Service Revenue (Series 2021-2)			
11/6/2024	20,837.77	2,061.38	2,061.38	3,688.83	3,688.83	4,621.80	4,621.80	1,170.90	1,170.90	4,184.07	4,184.07	5,110.80	5,110.80	(0.01)	Dist 695	6996
11/14/2024	19,533.58	1,932.36	1,932.36	3,457.95	3,457.95	4,332.53	4,332.53	1,097.62	1,097.62	3,922.20	3,922.20	4,790.93	4,790.93	(0.01)	Dist 697	6996
11/22/2024	2,629.46	260.12	260.12	465.48	465.48	583.21	583.21	147.75	147.75	527.98	527.98	644.92	644.92	-	Dist 698	6997
12/6/2024	693,073.10	68,562.21	68,562.21	122,691.90	122,691.90	153,723.06	153,723.06	38,944.68	38,944.68	139,163.84	139,163.84	169,987.40	169,987.40	0.01	Dist 706	6998
12/3/2024	32,278.18	3,193.12	3,193.12	5,714.07	5,714.07	7,159.27	7,159.27	1,813.75	1,813.75	6,481.21	6,481.21	7,916.75	7,916.75	0.01	Dist 700	6998
12/16/2024	175,172.27	17,328.91	17,328.91	31,010.03	31,010.03	38,853.07	38,853.07	9,843.16	9,843.16	35,173.27	35,173.27	42,963.84	42,963.84	(0.01)	Dist 707	6998
1/7/2025	341,848.92	33,817.38	33,817.38	60,516.12	60,516.12	75,821.82	75,821.82	19,208.94	19,208.94	68,640.68	68,640.68	83,843.98	83,843.98	-	Dist 709	6999
2/7/2025	30,457.41	3,013.00	3,013.00	5,391.75	5,391.75	6,755.43	6,755.43	1,711.44	1,711.44	6,115.62	6,115.62	7,470.17	7,470.17	-	Dist 713	7015
3/10/2025	9,493.09	939.10	939.10	1,680.52	1,680.52	2,105.56	2,105.56	533.43	533.43	1,906.14	1,906.14	2,328.33	2,328.33	0.01	Dist 716	7024
4/7/2025	26,377.89	2,609.43	2,609.43	4,669.57	4,669.57	5,850.59	5,850.59	1,482.21	1,482.21	5,296.48	5,296.48	6,469.60	6,469.60	0.01	Dist 719	7030
5/7/2025	6,716.13	664.39	664.39	1,188.93	1,188.93	1,489.63	1,489.63	377.39	377.39	1,348.55	1,348.55	1,647.24	1,647.24	-	Dist 723	7045
6/9/2025	9,347.74	924.72	924.72	1,654.79	1,654.79	2,073.32	2,073.32	525.26	525.26	1,876.96	1,876.96	2,292.68	2,292.68	0.01	Dist 726	7055
6/18/2025	8,776.01	868.17	868.17	1,553.58	1,553.58	1,946.51	1,946.51	493.14	493.14	1,762.16	1,762.16	2,152.46	2,152.46	(0.01)	Dist 728	7063
10/31/2025	9,390.13	928.92	928.92	1,662.30	1,662.30	2,082.72	2,082.72	527.64	527.64	1,885.47	1,885.47	2,303.08	2,303.08	-	Dist 745	
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# **PARK PLACE CDD**

## **DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>11/7/2025</u>
<b>Total Check</b>	<u><b>\$10,079.04</b></u>
<b>Payable To</b>	<u>Park Place CDD</u>
<b>Check Amount</b>	<u><b>\$4,537.06</b></u>
<b>Check Description</b>	<u>Series 2021-1 FY26 Tax Dist 748</u>
<b>Code To</b>	<u><b>202-103200-1000</b></u>
<b>Check Amount</b>	<u><b>\$5,541.98</b></u>
<b>Check Description</b>	<u>Series 2021-2 FY26 Tax Dist 748</u>
<b>Code To</b>	<u><b>203-103200-1000</b></u>
<b>Special Instructions</b>	<u>Please mail check with DS directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino  
Authorization



## 2026

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2026, TAX YEAR 2025**

2%

[illegible]



12980 Tarpon Springs Road  
Odessa, FL 33556

## Invoice # 8414

<b>Date</b>	10/19/2025
<b>Terms</b>	Net 30
<b>PO #</b>	
<b>Sales Rep</b>	John Amarosa

### Bill To

11740 Casa Lago  
Tampa, FL 33626

### Description

### Amount

#### Service Location: Park Place CDD

Irrigation Enhancement - 10/13/2025	\$350.00
Demo and Prep- soil, grade, remove silt fence - 10/15/2025	\$9,500.00
Sod Install - 10/17/2025	\$8,250.00

**Total for Park Place CDD** **\$18,100.00**

Invoice Subtotal \$18,100.00

Sales Tax \$0.00

**Invoice Total:** **\$18,100.00**

Less Credits/Payments: \$6,000.00

**Balance Due:** **\$12,100.00**



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/31/25	8613
Terms	Due Date
Net 30	11/30/25

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

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$13,837.21	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$13,837.21	\$0.00	\$13,837.21

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 Maintenance  
Focal Cleanup

- Cleanup up focal areas to get back in line with community standards.
- Focus will be Parks, Focal Medians, Community Entrances
- Worst Natural Areas that need proper pushback to keep managed properly.
- Start cutting back ornamental grasses to promote new growth and treat accordingly for spider mites.
- With this estimate this

will get us ahead in detail so we can as much as possible to a more manageable state.

Includes Labor and Disposal.

<i>Highland Park Phase 1</i>	<i>\$13,837.21</i>	<i>\$0.00</i>	<i>\$13,837.21</i>
<b>Total</b>	<b>\$13,837.21</b>	<b>\$0.00</b>	<b>\$13,837.21</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
11/20/25	8658
Terms	Due Date
Net 30	12/20/25

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

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$1,370.46	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,370.46	\$0.00	\$1,370.46

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.

	<i>Irrigation Enhancement</i>		\$1,370.46	\$0.00	\$1,370.46
12.50	Irrigation Labor - 11/19/25	\$80.00	\$1,000.00		
246.97	Fittings, Pipe, Supplies - EA (Material)	\$1.50	\$370.46		
<b>Total</b>			<b>\$1,370.46</b>	<b>\$0.00</b>	<b>\$1,370.46</b>





12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
11/20/25	8659
Terms	Due Date
Net 30	12/20/25

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

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$350.40	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$350.40	\$0.00	\$350.40

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 at Mandolin  
Reserve Entrance.

	<i>Irrigation Enhancement</i>		\$350.40	\$0.00	\$350.40
4.38	Irrigation Labor - 11/18/25	\$80.00	\$350.40		
<b>Total</b>			<b>\$350.40</b>	<b>\$0.00</b>	<b>\$350.40</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
11/21/25	8674
Terms	Due Date
Net 30	12/21/25

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

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$529.60	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$529.60	\$0.00	\$529.60

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 at  
Cotswold/Bournemouth.

	<i>Irrigation Enhancement</i>		\$529.60	\$0.00	\$529.60
6.62	Irrigation Labor - 11/20/25	\$80.00	\$529.60		
<b>Total</b>			<b>\$529.60</b>	<b>\$0.00</b>	<b>\$529.60</b>

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

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



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

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

**Invoice details**  
Invoice no.: 31889  
Terms: Due on receipt  
Invoice date: 10/13/2025  
Due date: 10/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape Enhancement:			
2.		Seasonal Color	Seasonal Color Installation	1950	\$2.75	\$5,362.50
Total						\$5,362.50

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

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



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

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

**Invoice details**  
Invoice no.: 31802  
Terms: Due on receipt  
Invoice date: 10/08/2025  
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.16.25  Mandolin Reserve. Replaced a valve, and a slip fix at the center Island.			
2.		Sales	1" Hunter Valve	1	\$130.00	\$130.00
3.		Sales	1" Slip Fix	1	\$16.50	\$16.50
4.		Sales	1" Coupling	2	\$1.75	\$3.50
5.		Sales	Wire Nuts (Blue)	2	\$5.50	\$11.00
6.		Sales	Labor-technician	1	\$75.00	\$75.00
Total						\$236.00

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

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



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

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

**Invoice details**  
Invoice no.: 31798  
Terms: Due on receipt  
Invoice date: 10/08/2025  
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.17.25  Mandolin Reserve Entrance. Replaced a stuck valve on the property.			
2.		Sales	2" Hunter Valve	1	\$375.00	\$375.00
3.		Sales	Labor-Technician	2	\$75.00	\$150.00
Total						\$525.00

# INVOICE

**DATE**  
10/1/2025

**INVOICE NO**  
1067

**SCHAUB SERVICES, LLC**  
4709 S Dawnmeadow Court  
Plant City, Florida 33566  
656-777-4991  
BSchaub@SchaubServices.com

TECHNICIAN	JOB	PAYMENT TERMS	DUE DATE
Bryan Schaub	Inframark - Park Place CDD	Due on Receipt	10/15/2025

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
----------	-------------	------------	------------

1	Door Repair with trim & paint	\$1823.00	\$1823.00
1	Lock Set pick up & install	\$137.00	\$137.00

Total\$1960.00



# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://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.	<b>1</b> 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.) <b>Bryan Schaub</b>	
	<b>2</b> Business name/disregarded entity name, if different from above. <b>Schaub Services LLC</b>	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> 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. <input type="checkbox"/> Other (see instructions) _____	
	<b>4</b> 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.)	
	<b>3b</b> 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. <input type="checkbox"/>	
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>102 East Canal Way NE</b>		Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>Lake Placid, FL 33852</b>		
<b>7</b> 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.

<b>Social security number</b>									
				-					
or									
<b>Employer identification number</b>									
3	3	-	4	2	8	0	8	0	2

**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.

## Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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.

<b>Sign Here</b>	<b>Signature of U.S. person</b> 	<b>Date</b> <u>4/1/2025</u>
------------------	--	-----------------------------

## 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](http://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

Schaub Services LLC  
4709 South Dawnmeadow Court  
Plant City, FL 33566-1214



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED Schaub Services LLC  4709 South Dawnmeadow Court Plant City, FL 33566-1214	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Berkshire Hathaway Direct Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
10391		

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

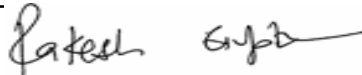
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			N9BP316608	04/03/2025	04/03/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							\$
	<input checked="" type="checkbox"/> OTHER:							\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS							\$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<b>EXCESS LIAB</b>						AGGREGATE	\$
	<input type="checkbox"/> OCCUR							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED							\$
	RETENTION \$							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	N / A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This policy is primary as to losses it covers, and the Insurer will not seek contribution if there is a written agreement between the insured and the certificate holder.

**CERTIFICATE HOLDER** **CANCELLATION**

Schaub Services LLC 4709 South Dawnmeadow Court Plant City, FL 33566-1214	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Schaub Services LLC  
4709 South Dawnmeadow Court  
Plant City, FL 33566-1214





# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

04/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER	CONTACT NAME:
BIBERK	PHONE (A/C, No, Ext): (844) 472-0967
P.O. Box 113247	FAX (A/C, No): (203) 654-3613
Stamford, CT 06911	E-MAIL ADDRESS: salessupport@biberk.com
	PRODUCER CUSTOMER ID:
	INSURER(S) AFFORDING COVERAGE
	NAIC #
INSURED	INSURER A : Berkshire Hathaway Direct Insurance Compai
Schaub Services LLC	INSURER B :
4709 South Dawnmeadow Court	INSURER C :
Plant City, FL 33566-1214	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 102 East Canal Way NortheastLake Placid, FL 33852

Bldg #001: Carpentry - 7422101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
X	PROPERTY	N9BP316608	04/03/2025	04/03/2026	BUILDING	\$ 0
	CAUSES OF LOSS				PERSONAL PROPERTY	\$ 0
	BASIC				BUSINESS INCOME	\$ 0
	BROAD				EXTRA EXPENSE	\$ 0
X	SPECIAL				RENTAL VALUE	\$
	EARTHQUAKE				BLANKET BUILDING	\$ n/a
	WIND				BLANKET PERS PROP	\$ n/a
	FLOOD				BLANKET BLDG & PP	\$ n/a
						\$
						\$
	INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
	CRIME					\$
	TYPE OF POLICY					\$
						\$
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

Schaub Services LLC  
4709 South Dawnmeadow Court  
Plant City, FL 33566-1214

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*[Signature]*

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# INVOICE

**DATE**  
10/17/2025

**INVOICE NO**  
1071

**SCHAUB SERVICES LLC**  
4709 S Dawnmeadow Court  
Plant City, Florida 33566  
656-777-4991  
BSchaub@SchaubServices.com

TECHNICIAN	JOB	PAYMENT TERMS	DUE DATE
Bryan Schaub	Inframark - Park Place CDD	Due on Receipt	10/31/2025

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Strip, Prep & Paint - Utility Boxes	\$445.00	\$445.00
1	Caulk, Cement - Holes & Cracks	\$133.00	\$133.00

Total\$578.00

# INVOICE

**DATE**  
10/18/2025

**INVOICE NO**  
1072

**SCHAUB SERVICES LLC**  
4709 S Dawnmeadow Court  
Plant City, Florida 33566  
656-777-4991  
BSchaub@SchaubServices.com

TECHNICIAN	JOB	PAYMENT TERMS	DUE DATE
Bryan Schaub	Inframark - Park Place CDD	Due on Receipt	11/1/2025

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Install - Security Key Box & Clip	\$191.00	\$191.00
1	Organize & Disposal - Debris & Tools	\$155.00	\$155.00
1	Clean, Brush, Sand & Oil - Unpainted Metal	\$208.00	\$208.00
Total			\$554.00

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

Invoice

Account #	Date	Invoice #
	5/16/2025	10915

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

P.O. No.	Terms	Project
	Net 30	Windsor Place POA,...

Item	Quantity	Description	Cost	Amount
Irrigation Upgrade		Work completed at Wire path for irrigation timer near the front pond		
		Wire track and ground fault locate wire issue causing timer to fault and not operate		
		*This proposal is tech time only and does not include parts and labor for repair of issue should any be necessary to restore proper operation of timer		
Labor - Technical	15	Priced per man hour	45.00	675.00
All work is complete!			<b>Total</b>	\$675.00
Phone #	Fax #	E-mail	Web Site	
7278472293	727-847-2293	bruce@watersidecares.com	watersidecares.com	



- Comments on the dead palm.
- Comments regarding the tree that was removed along the wall.
- Questions on who trims the trees beyond the wall.

#### **FOURTH ORDER OF BUSINESS                      Staff Reports**

##### **A. Accounting Staff Report**

A discussion ensued regarding why the waste water lines in the financials are over budget, and how to resolve this issue.

##### **B. Consideration of Minutes from the Meeting held on October 15, 2025**

The Board approved the consent agenda consisting of the meeting minutes, financials, and O&M Expenditures for October 2025.

###### **i. Consideration of October 2025 Financial Statements and Check Register**

###### **ii. Consideration of Operations and Maintenances Expenditures for October 2025**

On MOTION by Mr. Foley, seconded by Mr. Berra, with all in favor, the Board approved the meeting minutes, financials, and O&M Expenditures for October 2025. 5-0

##### **C. Aquatics Report**

Jason presented the pond report to the Board and discussed the following:

- Pond 3 is low, but not much more going on.
- A bit of algae may start to be present.
- Treatment has started for pond 3, and should be completed in two weeks, with final results in four weeks.

On MOTION by Mr. Berra, seconded by Mr. Bullard, with all in favor, the Board ratified the pond 3 proposal for \$1,075.00. 5-0

###### **i. Consideration of Aquatic Fish Stocking Proposal**

On MOTION by Mr. Bullard, seconded by Mr. Foley, with all in favor, the Board approved the Carpe proposal for 200 fish for \$3000. 5-0

##### **D. Landscape Report- Pine Lake**

Mr. Pitchon presented the field inspection reports and gave his updates. The cost for \$34,000 in irrigation was identified. The Foutain Park timer is the most urgent, as it controls most



zones and will cost \$29,902.00. These funds will come from the Capital Project series 2021 fund.

On MOTION by Mr. Foley, seconded by Mrs. Powell, with all in favor, the Board approved \$33,971.47 in irrigation repairs, of which \$20,902.00 will come from Capital Project funds related to the bond 1. 5-0

On MOTION by Mr. Berra, seconded by Mr. Foley, with all in favor, the Board approved the removal of an Oak tree related to the field report for \$2250.00. 5-0

#### **i. Field Inspection Reports**

- a. Highland Park CDD November 2025 Field Inspection Report**
- b. Mandolin Estates November 2025 Field Inspection Report**
- c. Mandolin Reserve November 2025 Field Inspection Report**
- d. Windsor Place November 2025 Field Inspection Report**
- e. Windsor Wall Project November 2025**
- f. Highland Park Playground Inspection Proposal**
- g. Inframark Annual Pressure Washing Proposal**
- h. Consideration of Bench Proposals**

Mr. Neal provided his report.

On MOTION by Mr. Berra, seconded by Mrs. Powell, with all in favor, the Board approved the playground inspection proposal for \$1500. 5-0

The Annual Pressure Washing Proposal was tabled, as need to include all CDD common areas.

On MOTION by Mr. Foley, seconded by Mrs. Powell, with all in favor, the Board approved benches not to exceed \$4000 from Courtyard Furniture after Howard ensures the site Erica was looking at versus the prices Howard provided. 5-0

Erica is going to provide a link to benches she found during the meeting and the Board will compare this to what was provided during the Board meeting regarding two replacement benches at the park within Highland Park.

#### **E. District Engineer**

Mr. Dvorak provided an update and presented the proposals for the two depressions.

On MOTION by Mr. Bullard, seconded by Mrs. Lavina, with all in favor, the Board approved Site Master's proposal to exclude the swale work, therefore approving \$7000 for the project. 5-0

Mr. Dvorak identified all, but two inlet drains. The drains are located two feet down and a proposal will need to be obtained to raise them and keep them clear. Parking concerns were discussed for vehicles going over the sidewalks, blocking ADA access, location of where designated parallel spots are, and the need for enforcement. The engineer will look at the parking spots again and depending on the information, will have to stripe accordingly and figure out some enforcement.

**F. District Counsel**

There being no report, the Board moved onto the next order of business.

**G. District Manager**

There being no report, the Board moved onto the next order of business.

**FIFTH ORDER OF BUSINESS      Business Items**

**A. Consideration of RX Turf Restretch Proposal**

**B. Consideration of Waterside Environmental Care Proposal**

**C. Consideration of Easement Encroachment Agreement**

**D. Consideration of Fountain Kings Proposal**

**E. Consideration of Monument Design Proposal**

**F. Consideration of Pine Lake Windsor Wall Relocation Proposal**

**G. Consideration of Pine Lake Irrigation Inspection Proposal**

**H. Consideration of Pine Lake Bus Stop Enhancement Proposal**

**I. Consideration of Pine Lake Mainline Irrigation Repair Proposal**

**J. Consideration of Pine Lake Oak Removal Proposal**

**K. Consideration of RX Turf Replacement Proposal**

The Board approved Bill to reach out to the HOA fountain vendor for pump repair to inquire if they could do the repair for less than \$951.64, if they cannot then the Board will go with Fountain Kings.

On MOTION by Mr. Berra, seconded by Mrs. Powell, with all in favor, the Board approved the playground inspection proposal for \$1500. 5-0

The following proposals were tabled:

- Turf re-stretch
- Windsor Irrigation Wiring
- Monument Design

- 126           • Bus Stop Enhancement
- 127           • Turf Replacement
- 128           • Paver re-setting- all of the community needs to be included
- 129           • Striping proposals- additional proposals needed

130

131   **SIXTH ORDER OF BUSINESS                      Supervisor Request**

132       The Board of Supervisors discussed the following.

- 133           • Need proposals for painting of signs and street light poles.
- 134           • No fishing signs.

135

136   **SEVENTH ORDER OF BUSINESS                      Audience Comments**

137       There being none, the Board moved to the next order of business.

138

139   **EIGHTH ORDER OF BUSINESS                      Adjournment**

140       There being no further business, the meeting was adjourned at 2:04 p.m.

141

142

143

144

145   \_\_\_\_\_  
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:**

11/19/2025

### **Prepared by:**

Jason Jaszak, Environmental Consultant

Jacob Adams, Project Manager and Biologist

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292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621



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## 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 and positive results were seen.



### Pond 2

#### Comments:

Normal Growth Observed

Pond 2 is nearly dry. A minimal 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.



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## Site Assessments

### Pond 3

#### Comments:

Treatment In Progress

The 4 week Algae treatment and nutrient abatement program has begun. A slight improvement was observed during this visit. The algae appeared to have a similar coverage, but was a thinner layer. Improvements will continue to be seen. No issues were observed with submersed weeds or shoreline weeds.



### 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.



The aeration system is operational.

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## 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.



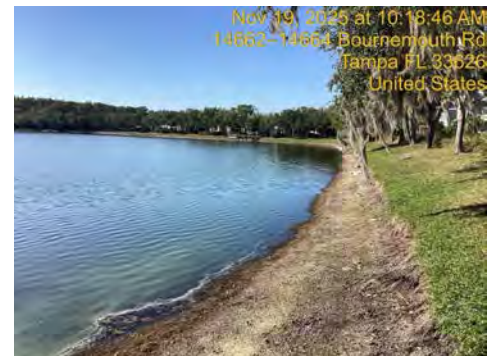
5b- Right- Pond 5B looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is low.

### Pond 6

#### Comments:

Normal Growth Observed

A very minimal amount of submersed weed growth was observed around a few areas of the shoreline perimeter. This new growth was less than 6 inches and shows signs of previous treatment. 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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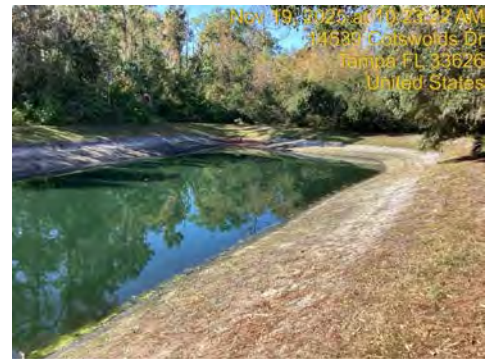
## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

Pond 7 continues to look good. The algae that was observed was in one area and was limited to 2 inches or less. No issues were observed with submersed weeds or shoreline weeds. The water level on this pond has remained low.



### Pond 8

#### Comments:

N/a

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## Site Assessments

### Pond 9

#### Comments:

Normal Growth Observed

A very minimal amount of planktonic algae was observed in one corner of the pond. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.



### Pond 10

#### Comments:

Site Looks Good

Pond 10 continues to look good. No issues with algae, submersed weeds, or shoreline weeds were observed. 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 has remained below a normal level.

Fountain is operational.



### 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.



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## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

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

Fountain is operational.



### Pond 14

#### Comments:

Site Looks Good

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

Fountain is operational.



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## 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.

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.



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**Park Place CDD**

Key:

-  Ponds
-  Pond/Pond Number







## Highland Park

Field Inspection Report - December 2025

Monday, December 1, 2025

Prepared For Board Of Supervisors

18 Items Identified

17 Items Incomplete

*Long Nguyen*

Long Nguyen

Field Inspection Coordinator

## Items 1

Assigned To: Advanced Aquatics

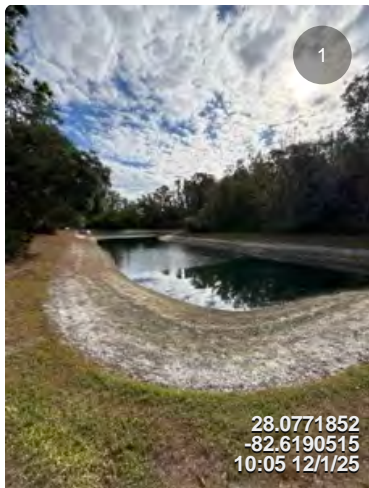
Significant algae bloom found in Pond 3. Please treat before conditions worsen and police for shoreline trash during next service.



## Items 2

Assigned To: Advanced Aquatics

The water level at Pond 7 is very low. No concerns to report.



### Items 3

Assigned To: Pinelake Nursery

Unkept oak trees are encroaching the surrounding area at Pond 7. Please propose to cut back to create better uniformity.



### Items 4

Assigned To: Pinelake Nursery

Palms and other unwanted weeds growing within the shilling hollies found on Cotswold Dr. between the road and big lake. Please pull palms to promote better hedge growth.





## Items 5

Assigned To: Inframark Maintenance Solutions

Tripping hazard and broken plank found at the dock on Cotswolds Dr. The plank has broken through and noticeably separates when stepped on. Please propose to replace the broken plank and install a transitional piece in between the sidewalk and boardwalk.



## Items 6

Assigned To: Inframark Maintenance Solutions

The street signs for this stop sign are incorrectly oriented. Street name signs need to be switched to properly display correct name of street.

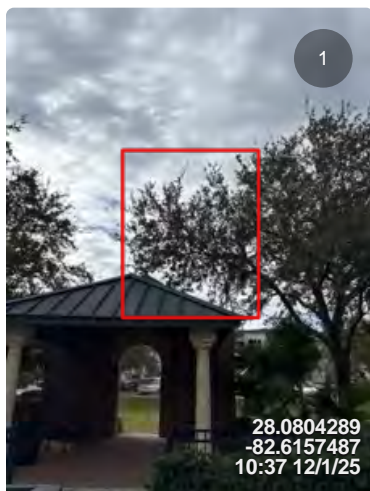




## Items 7

Assigned To: Pinelake Nursery

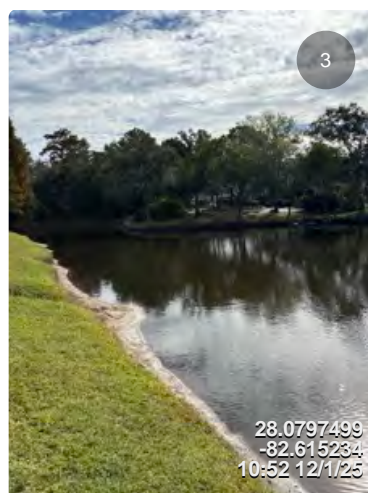
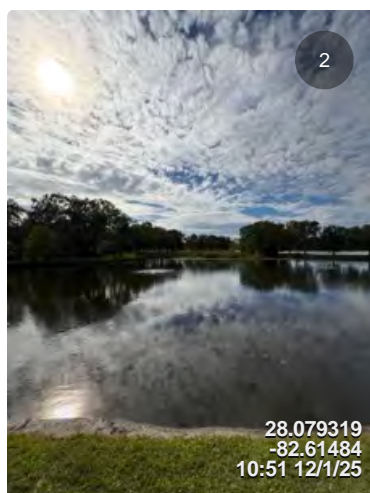
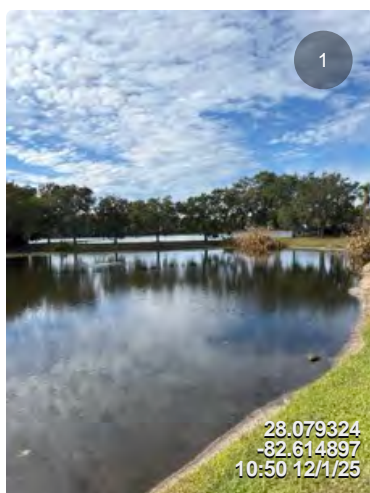
Overhanging oak tree and pushed up palms need to be cut back from the bus stop. Please propose to do this service as well as treating for the ferns growing on the bricks.



## Items 8

Assigned To: Advanced Aquatics

Overall condition of Pond 4 is fair. Evidence of invasive lilies are spreading. Please treat and submit report to Inframark.



## Items 9

Assigned To: Board

Fairly large pile of debris found dumped on CDD property by the pre-school. I suspect it being from the resident of 14712 Canopy Dr. because it appears they just trimmed their hedges.



## Items 10

Assigned To: Inframark Maintenance Solutions

Exposed screws are no longer functional due to damaged planks. These planks are found on the dock by the equestrian center. Please propose to replace planks to prevent safety concerns.





## Items 11

Assigned To: Board

Items Completed: Yes

Door handles at the playground have been replaced and latches are functioning properly.



## Items 12

Assigned To: Pinelake Nursery

Dead Schilling Holly hedges found at the end of Fountainhead Dr. Please investigate for potential irrigation issues and propose to replace hedges.



## Items 13

Assigned To: Pinelake Nursery

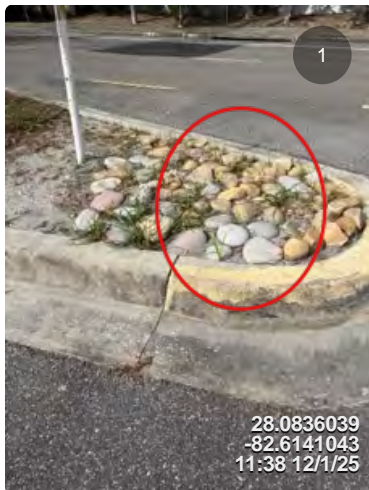
Please move downed sign to the active work site at S Mobley rd.



## Items 14

Assigned To: Pinelake Nursery

Please treat the rock beds in the medians on Race Track rd. for weeds.





## Items 15

Assigned To: Pinelake Nursery

Broken irrigation lines found in the medians of Race Track rd. Please investigate the cause of these breaks and propose to correct the irrigation system of the medians.



## Items 16

Assigned To: Inframark Maintenance Solutions

Please propose to pressure wash painted concrete areas in the park.

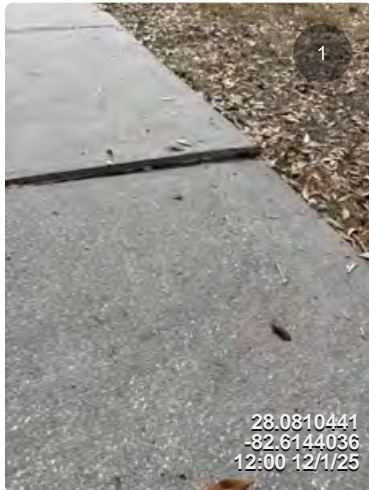




## Items 17

Assigned To: Inframark Maintenance Solutions

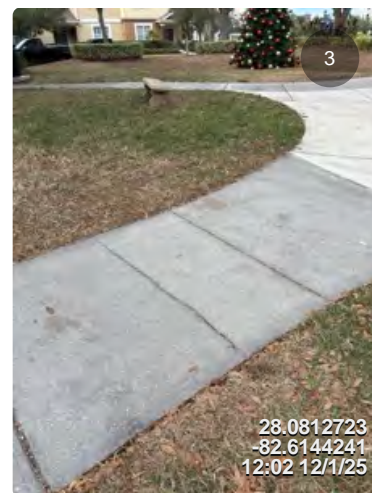
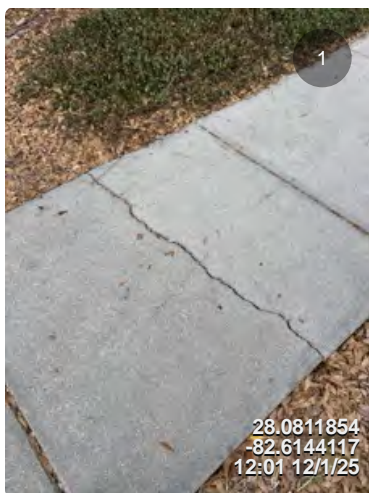
Some sidewalk slabs found in the main park are not level. Please propose to mitigate in order to prevent tripping hazard.



## Items 18

Assigned To: Inframark Maintenance Solutions

Large cracks found on sidewalk in main park. Please propose to mitigate to prevent safety concerns.





## Mandolin Estates

Field Inspection Report - December 2025

Monday, December 1, 2025

Prepared For Board Of Supervisors

6 Items Identified

3 Items Incomplete

A handwritten signature in black ink that reads "Long Nguyen".

Long Nguyen

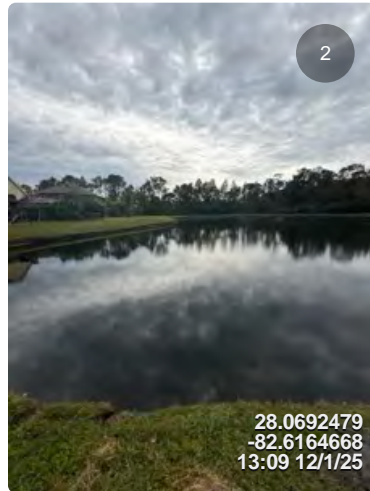
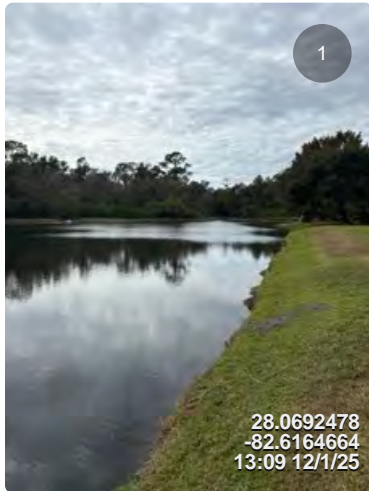
Field Inspection Coordinator

## Items 1

Assigned To: Advanced Aquatics

Items Completed: Yes

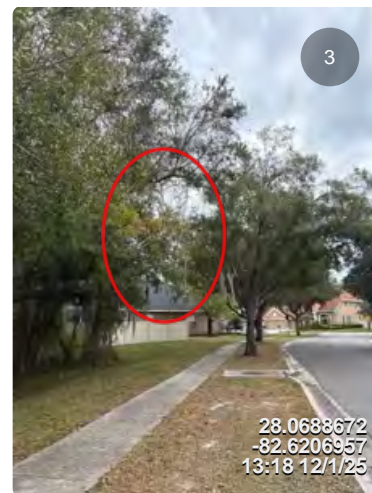
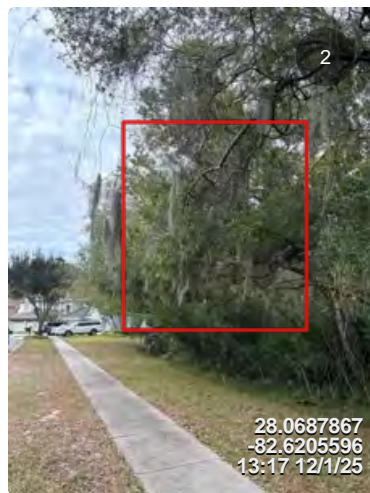
Pond 9 is in good overall condition with no concerns to report.



## Items 2

Assigned To: Pinelake Nursery

Overhanging canopy is beginning to become too low. There is also a broken branch that is suspended by vines and will fall soon. Please propose to cut back to avoid a safety concern.





### Items 3

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 10 is in good overall condition with no concerns to report.

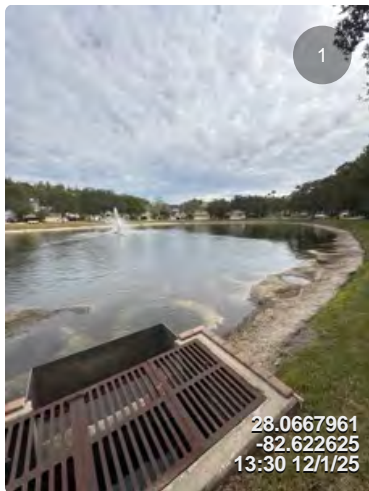


### Items 4

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 11 is in good overall condition. Water level is low but no concerns to report.



## Items 5

Assigned To: Pinelake Nursery

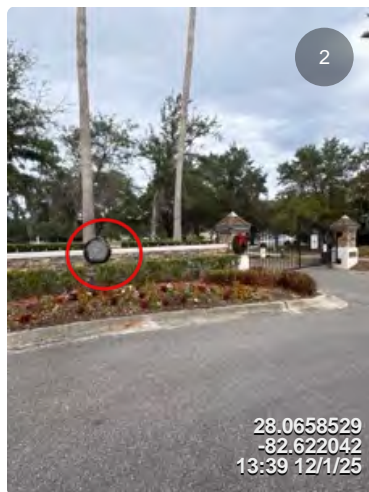
The entrance annuals are showing signs of decline. Please investigate for any irrigation issues and replace plants if warranted.



## Items 6

Assigned To: Board

Front emblem for entrance is missing.







## Mandolin Reserve

Field Inspection Report - December 2025

Monday, December 1, 2025

Prepared For Board Of Supervisors

9 Items Identified

9 Items Incomplete

A handwritten signature in black ink that reads "Long Nguyen".

Long Nguyen

Field Inspection Coordinator

## Items 1

Assigned To: Advanced Aquatics

Pond 15 has low water level and aerators are operating properly. Evidence of cattails, lily pads, and algae are beginning to develop. Please treat before conditions worsen.



## Items 2

Assigned To: Pinelake Nursery

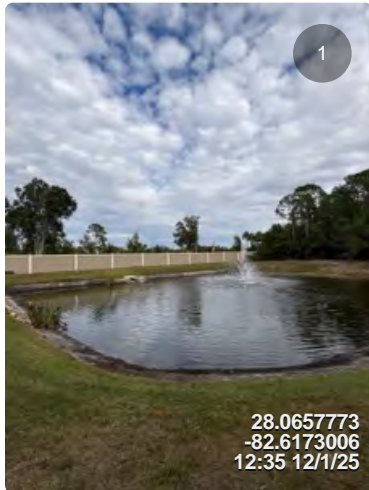
Please propose to prune the palm trees and remove the dead palm at the end of Greensleeve ave.



### Items 3

Assigned To: Advanced Aquatics

Pond 13 is in good overall condition. There are invasive lily pads developing. Please treat before conditions worsen.



### Items 4

Assigned To: Pinelake Nursery

Palm trees at the entrance of Mandolin Reserve to be pruned.

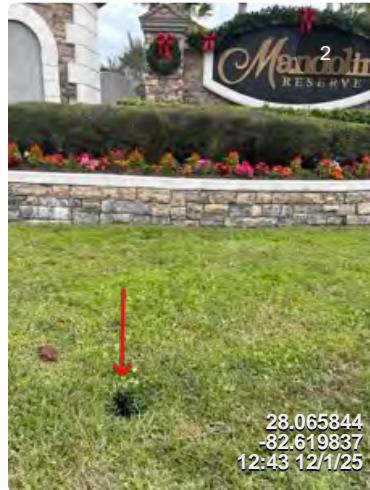




## Items 5

Assigned To: Pinelake Nursery

Irrigation valve cover does not properly close. Please trim around and close properly to cover large hole in ground.



## Items 6

Assigned To: Pinelake Nursery

Leak repair is completed. Please blow of accumulated sand from sidewalk at next service.



## Items 7

Assigned To: Pinelake Nursery

Ant pile found at the entrance on Mandolin Reserve. Please treat at next service.



## Items 8

Assigned To: Inframark Maintenance Solutions

Lighting at the monument is broken. It appears that a wire has been cut due to the damage and light is dangling by the still intact wires. Please propose to replace the broken light.





## Items 9

Assigned To: Pinelake Nursery

Large aluminum railing found on the left side of the monument away from the entrance. Please remove and dispose at next service.





Windsor Place

Field Inspection Report - December 2025

Monday, December 1, 2025

Prepared For Board Of Supervisors

10 Items Identified

10 Items Incomplete

A handwritten signature in black ink that reads "Long Nguyen" in a cursive script.

Long Nguyen

Field Inspection Coordinator

## Items 1

Assigned To: Pinelake Nursery

Evidence of a small wash out found in the flower bed of the incoming side monument. Please repack the soil of the affected area to prevent worsening conditions.



## Items 2

Assigned To: Pinelake Nursery

Please spray the mulch beds to prevent further weed growth.





### Items 3

Assigned To: Pinelake Nursery

Suspected nutsedge growing within the new sodded areas. Please investigate and adjust irrigation timing if needed.



### Items 4

Assigned To: Pinelake Nursery

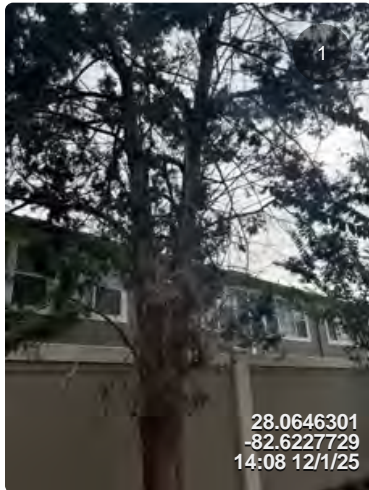
Please spray the mulch beds to prevent further weed growth.



## Items 5

Assigned To: Pinelake Nursery

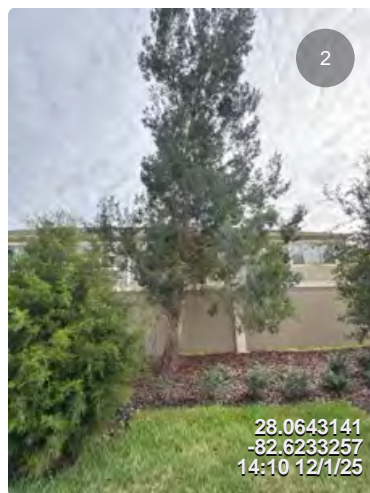
Dead tree branch is hanging on. Please propose to clean up trees with suspended dead plant material.



## Items 6

Assigned To: Pinelake Nursery

Dead tree branch is hanging on. Please propose to clean up trees with suspended dead plant material.





## Items 7

Assigned To: Pinelake Nursery

Please spray the mulch beds to prevent further weed growth.



## Items 8

Assigned To: Pinelake Nursery

Oversaturated area found along the Windsor Wall. Please investigate this area for a potential irrigation leak and mitigate accordingly.



## Items 9

Assigned To: Inframark Maintenance Solutions

Large white stain found on the wall. Please propose to pressure wash the affected area.



## Items 10

Assigned To: Pinelake Nursery

Please spray the mulch beds to prevent further weed growth.





## Park Place CDD Highland Park Playground Inspection

Friday, December 5, 2025

Kyle Goldberg

**NRPA Certified Playground Safety Inspector**



# National Recreation and Park Association

Let it be known that

**KYLE GOLDBERG**

has met the requirements of the standards set forth by the  
National Certification Board  
and is hereby granted certification as a

**Certified Playground Safety Inspector**



CHAIRPERSON



NRPA PRESIDENT AND CEO



Certified  
Playground  
Safety Inspector

April 17, 2025

DATE CERTIFIED

64179-0417

CERTIFICATION NUMBER

April 30, 2028

EXPIRATION DATE



NATIONAL RECREATION  
AND PARK ASSOCIATION

# Park Place CDD Playground Inspection Summary

On December 5th, I conducted a playground inspection at the Highland Park Playground at Park Place. The inspection started at 10:00 AM, it was a clear day and 78°F. We used a variety of different probes and measurement devices to check on the playground equipment in compliance with ATSM standards and CPSI guidelines.

While inspecting, the ages of children playing ranged from 4-8 year olds. While the quality of the playground signs are good, they are missing the age range intended to be using the playground equipment which is 5-12. The stickers that originally included this information on the composite play structure have been damaged and are illegible.

Of the problems I saw, the most concerning were; the rusting on and underneath the composite play structure, the cracks in the plastic on the slides, and the rusting on the foundation for the bathroom shade structure. The surfacing of the playground is also a concern, with many areas compromised and losing surface material, which will continue to happen with time. There are also many areas that are completely missing surfacing material. Additionally, I'd recommend adding a rubber coating to the stone wall and the ramps to decrease the severity of head injuries, along with adding rubber mats to go around the wooden posts which many trees slope down to.

While marking the fence as completely non-compliant, the issues are small and can be fixed easily. Overall, the fencing is in good condition. The large shade structure that sits above the composite play structure is also in good condition with minimal interference from nearby trees.

A lot of loose or missing fasteners were identified during the inspection; 5 nuts will have to be purchased to secure fasteners on the fence, 14 concrete screws and washers to secure the benches, and 18 fasteners to secure loose playground material on the composite play structure and surrounding playground equipment.

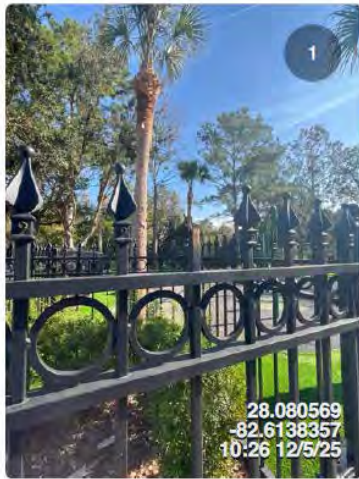
The Inframark Field Team has contacted the original manufacturer to gather quotes to replace compromised playground equipment along with vendors to fix the playground surface. The Inframark Field Team also will be creating and providing proposals to bring playground equipment into compliance with ATSM standards and CPSI guidelines.



# Guide

7SUZ [eggVWWf[XW[ fZWb'SkYdag` V[ ebWf[a` i [^ZShVS UadWSf` Yb[UfgdMbqadfk 'VWVS` VeZad`WUqbf[a`  
[VWf[Xk` YfZWeggVZ

Bdaqfk 'VWVS` YWVa\_ #/'ai bdaqfkifa' /Z\YZ bdaqfkfZ Priority level 5s are consider severe and should be fixed as soon as possible. While priority level 1s, while still considered as non-compliant, are considered to be of less risk to children playing on the equipment.



Section Number

Subsection Number

## Fig. 6.5 - Fencing

Priority Level: 1

Two caps missing or not properly secured.

## 1. Unitary Impact-Attenuating Surfacing (UIAS)

	Compliant	Non-compliant	N/A
1. Loose or missing tiles	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Tears or breaks through the top of the unitary surfacing material	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Presence of animal or human feces, blood, or other bodily fluids, food wastes or other unsanitary condition	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Standing water on the surfacing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Moss, algae, or other vegetation growing in the seams or on the top of the surfacing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Loose aggregate, debris, or other slip hazards on the surface	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
7. Presence of tripping hazards	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

## 2. Loose-Fill Impact-Attenuating Surfacing (LFIAS)

	Compliant	Non-compliant	N/A
1. Surface level with no depressions or mounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. No tripping hazards	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. No loose debris, sharp items, bodily fluids or other unsanitary conditions	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. No standing water, algae, fungi, or moss growth	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Playground surfacing is at or above equipment support posts "benchmarkings"	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Surfacing depth at least as deep as necessary to comply with ATSM F1292 - Min. > 9 in.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Presence of loose-fill particles larger than two fingers in the width of the surfacing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

### 3. Containment Borders

	Complaint	Non-compliant	N/A
1. Containment border members not securely anchored, or are loose or missing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Containment border material is broken, damaged, or deteriorated	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Presence of other impalement protrusions or splinters in the containment border	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Fasteners or anchors protrude above the top of the containment border, not flushed or recessed	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

### 4. Signs

	Compliant	Non-compliant	N/A
1. Sign listing age range for playground present	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Signposts are not well anchored into the ground	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Presence of sharp edges or protrusions	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Sign material is broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Surface coating is blistered, peeling, or chipped	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Sign is illegible or has graffiti on one or multiple surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 5. Benches and Waste Containers

	Compliant	Non-compliant	N/A
1. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Broken, damaged, or deteriorated	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Item is not well anchored in the ground	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Presence of sharp edges or excessive hardware projections	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Coating is blistered, peeling, or chipped	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Item has graffiti on one or more surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Waste from container is overflowing or spilled	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 6. Fencing

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners or couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Presence of sharp edges or protrusions	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Fencing material is broken, damaged, or deteriorated	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
5. Caps missing on tubular posts or rail	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

## 7. Spring Rocking Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 8. Climbers: Rigid and Non-Rigid including 3-D Nets

	Compliant	Non-Compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials especially ropes/cable connectors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check non-rigid component wear at points of contact with stationary structure and fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, tires, etc.) for wear	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Check non-metal components for cracks or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Check for uncapped pipe ends	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>



## 9. Swing: Frame, Assembly, and Seats

	Compliant	Non-compliant	N/A
1. Structural integrity	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check swing seat for cracks, excessive wear, exposed metal or breakage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check S-hook, chain links, clevis, shackles or other connecting fastener wear	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 10. Slides

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Check non-metal slide beds for cracks, breakage, segment separations	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check for insufficient protective surfacing in the use zone, especially at the base of ascent components and in the slide exit use zone	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 11. Vertical-Axis Rotating Equipment

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check for broken or missing handrails	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Check for excessive vertical oscillation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Check bearings for excessive worn or missing parts or cover plates	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Check for adequate protective surfacing around perimeter of the merry-go-round	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

## 12. Fulcrum and/or Spring Centered Seesaw

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check for cracks or breakage or non-metal seats	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5. Check if teeter bed has become detached from fulcrum support beam	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Check bumper, if required, under the end of the teeter. It may be loose, broken, or missing	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7. Check for insufficient surfacing at the end of the teeter	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

### 13. Balancing Equipment (Beams and Stepping Forms)

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3. Check for corrosion of steel fasteners, weld points or other metal parts	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Check that footer has not been exposed or is insufficiently covered with IAS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

### 14. Manipulative Play: Play Panels/Musical Instruments

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Check all moving components and connecting fasteners are properly functioning	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 15. Objects Outside the Use Zones and Above the 84" Overhead Clearance: Roofs, Trees, Shade Structures

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check condition of vegetation above and within striking distance of the entire play area and access paths should a dead branch fall in the direction of the playground (remove of report)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 16. Composite Structure

	Compliant	Non-compliant	N/A
1. Structural integrity of mountings and foundation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Missing, loose, badly worn or deteriorated fasteners and couplings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. Broken, damaged, or deteriorated materials	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Check for excessively worn S-hooks, chains links, clevis, shackles or other connecting fasteners	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Check flexible components (rope, coated cable, chain, tires, etc.) for excessive wear at points of contact with stationary structure and at points of foot contact	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
6. Check for corrosion of steel fasteners, weld points or other metal parts	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
7. Check wood portions for rot, cracking, splitting, or splintering	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8. Check footers and points of contact for corrosion if metal or rot if wood	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
9. Check non-metal and non-wood components for cracks or breakages	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
10. Check for uncapped pipe ends causing sharp edges	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Check for missing or broken handholds	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Check that footer has not been exposed or is insufficiently covered with IAS	<input checked="" type="radio"/>	<input type="radio"/>	



## Fig. 1.1-7 - Unitary Impact-Attenuating Surfacing (UIAS)

### Priority Level: 4

UIAS Is compromised and will continue to fail.

Missing areas of UIAS creating trip hazards.



## Fig. 5.1-3 - Benches And Waste Containers

### Priority Level: 3

14 concrete screws and washers needed to properly secure benches into the ground.







**Fig. 6.1 - Fencing**

**Priority Level: 2**

Section of fencing is not secured.



**Fig. 6.2 - Fencing**

**Priority Level: 1**

Multiple fasteners are missing nuts. 5 nuts needed to secure fasteners.

**Fig. 6.3 - Fencing**

**Priority Level: 4**

Bolts exceeding past two threads creating protrusions in the fence line.





**Fig. 6.5 - Fencing**

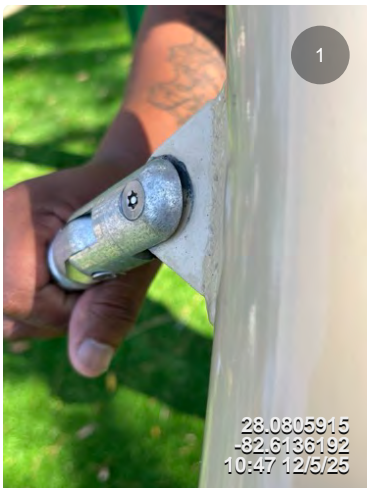
**Priority Level: 1**

Two caps missing or not properly secured.

**Fig. 7.3 - Spring Rocking Equipment**

**Priority Level: 2**

Missing fasteners and fastener caps. Protrusion located on the pink rocker.



**Fig. 8.1-2 - Climbers**

**Priority Level: 2**

Loose fasteners located on playground equipment creating a possible pinch point.





**Fig. 8.8 - Climbers**

**Priority Level: 3**

Playground equipment missing Impact-Attenuating Surfacing (IAS).



**Fig. 9 - Swings**

**Priority Level: 3**

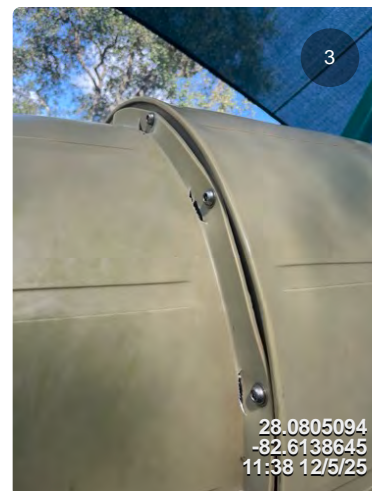
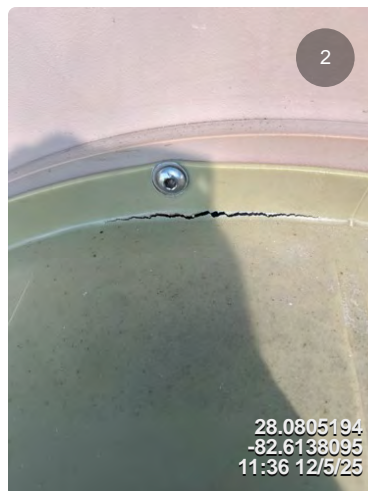
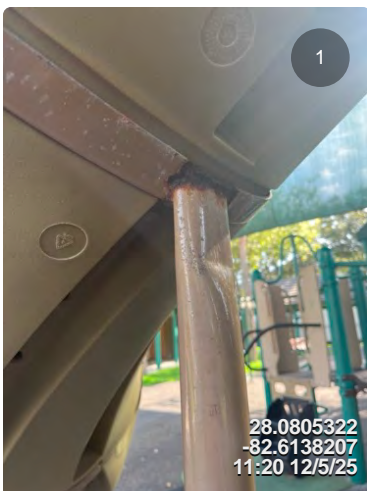
Rubber pads create a potential trip hazard. Chains are at the maximum length, this might make it difficult for taller kids to use swings.

**Fig. 10.3 - Slides**

**Priority Level: 5**

Multiple instances of rusting on the supports of slides.

Multiple spots of cracking on slide surfacing.





**Fig. 15.2-3 - Objects Outside The Use Zones/Overhead Clearance**

**Priority Level: 5**

Extreme rusting located on footings of the shade structure.



**Fig. 16.2 - Composite Structure**

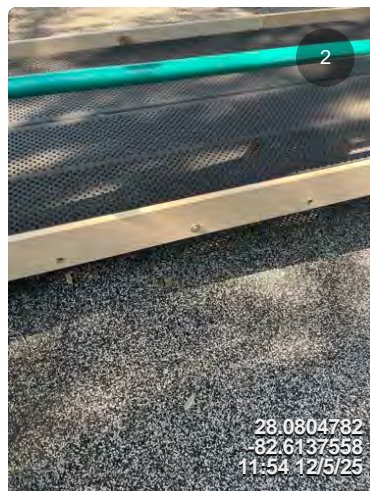
**Priority Level: 3**

Bolt exceeds past two threads creating a protrusion.

**Fig. 16.2 - Composite Structure**

**Priority Level: 5**

15 fasteners needed to properly secure loose playground equipment.





**Fig. 16.6 - Composite Structure**

**Priority Level: 5**

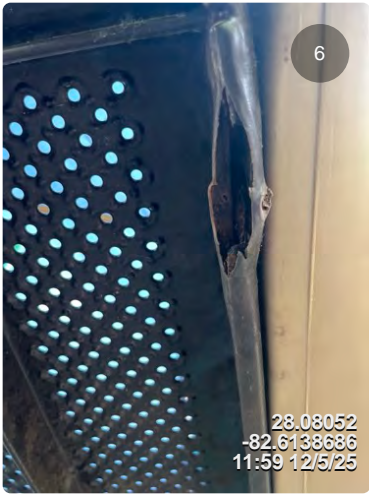
Multiple instances of rusting located underneath bridge.



Fig. 16.6 - Composite Structure

Priority Level: 5

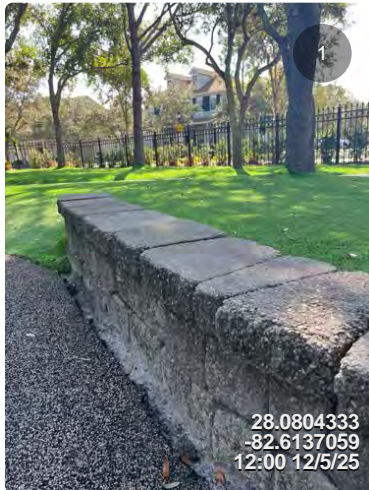
Multiple instances of rusting around the composite play structure.



## Additional Safety Recommendations

### Priority Level: 5

Rubber sections should be added to stone retention wall and ramp to reduce severity of head injuries.



## Additional Safety Recommendations

### Priority Level: 4

Multiple locations of slopes leading towards wooden posts. Surrounding mats similarly used on basketball hoops should be added to reduce severity of collisions.





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Phone: 656-247-3501

Date: 11/13/2025

Work Order # 057-023-3-25

Customer ID: Park Place CDD

Quotation valid until 12/30/2025

Prepared by: Nate Montagna

Description		Unit Price	Quantity	Amount
Mandolin Estates and Mandolin Reserve Monument Tower Painting: Paint color decided by the district The scope is to match the towers (all Grey area) to match the Mandolin wall. White trim not included to be touched up. Price includes labor and materials for both towers.		\$2,400	1	\$2,400
Price does not include any other monuments or any repairs to be done on monuments. Damage will be noted before work begins.				
<b>Total</b>	<b>Labor and Materials</b>			\$2,400

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

If you have any questions concerning this quotation, contact Nathaniel Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 11/13/25

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

**Inframark**

**Park Place CDD**

Inframark  
Offices - Celebration - Tampa  
We are proud to provide a range of services for your community.





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Phone: 656-247-3501

Date: 11/13/2025

Work Order # 057-023-4-25

Customer ID: Park Place CDD

Quotation valid until 12/30/2025

Prepared by: Nate Montagna

Description	Unit Price	Quantity	Amount
Mandolin Estates and Mandolin Reserve Monument Tower Painting: Paint color decided by the district The scope is to match the towers (all Grey area) to match the Mandolin wall. White trim included to be touched up. Price includes labor and materials for both towers.	\$2,950	1	\$2,950
Price only includes towers to be painted. No other monuments. Price does not include any repairs needing to be done to monuments.			
<b>Total</b>	<b>Labor and Materials</b>		\$2,950

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

If you have any questions concerning this quotation, contact Nathaniel

Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 11/13/25

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

**Inframark**

**Park Place CDD**

Inframark

Offices - Celebration - Tampa

We are proud to provide a range of services for your community.



# Highland Park – Comprehensive Community Striping Proposal

**Date:** December 2025

**Client:** Inframark / Park Place CDD

**Project Area:** Highland Park Community

RealEx Construction LLC proposes to complete full community striping throughout Highland Park, including parallel stalls, traditional parking stalls, ADA markings, void lane markings, island perimeter striping, and speed bump striping. All work will use commercial-grade traffic paint and follow proper layout, preparation, and application standards.

## I. Striping Locations & Counts

### 1. Fountainhead Dr – Parallel Parking

- 21 parallel parking stalls
- Full restripe with crisp edges and uniform spacing

### 2. Brick Place – Parallel Parking

- 28 parallel parking stalls
- Full restripe with premium traffic paint

### 3. Canopy Area – Mixed Striping

- 24 parallel stalls
- 6 traditional parking stalls
- 3 speed bumps (striped)
- 1 yellow perimeter stripe around island

### 4. Ecclesia Dr – Parallel Parking

- 22 parallel parking stalls
- Full restripe with standard parallel layout

### 5. Casa Lago Ln – Traditional Parking & ADA

- 102 traditional stalls
- 2 ADA handicap stalls



- 2 void lane markings

#### **6. Via Estrella – Traditional Parking & ADA**

- 128 traditional stalls
- 7 ADA handicap stalls
- 6 void lane markings

## **II. Pricing**

**Total Linear Footage:** 7,252 linear feet

**Rate:** \$0.55 per linear foot

**Mobilization:** \$400

**Total Proposal Amount: \$4,385.00**

## **III. Inclusions**

- Full layout verification & field measurements
- High-durability, DOT-approved traffic striping paint
- ADA-compliant stall markings & symbols
- Speed bump striping
- Void lane markings
- Clean edges, straight lines, and uniform spacing
- Traffic-safe workflow with cones/barricades as needed
- Complete cleanup and site restoration

## **IV. Commitment to Quality**

RealEx Construction LLC is committed to delivering clean, long-lasting, highly visible striping that enhances safety, uniformity, and curb appeal throughout Highland Park. Our work is performed with care, precision, and professional craftsmanship.

**RealEx Construction LLC**

**Kestler Harbuck**

**(727) 480-3502**



## Park Place CDD – 12' Streetlight Pole Restoration (113 Poles)

RealEx Construction LLC proposes a comprehensive restoration of **113 total streetlight poles** throughout Park Place CDD. This includes **99 mapped poles (SL1–SL99)** across Highland Park and **14 additional poles** from a secondary site. All poles will be restored and repainted using an industrial-grade **satin black DTM enamel finish** consistent with the community's standards.

### I. Detailed Restoration Scope

#### 1. Pre-Cleaning & Community Mobilization

- Deployment of a **trailer-mounted commercial pressure washer (approx. 4 GPM, 3,500 PSI) with onboard water tank**
- Crew logistics across 40+ acres of community streets
- Safety cones, signage, and walkway protections

#### 2. Deep Cleaning & Surface Preparation

- Soft washing & degreasing to remove mildew and oxidation
- High-pressure rinse using commercial-grade equipment
- Hand sanding, corrosion removal & feather-sanding
- Full masking of bases, plaques, bolts & access doors

#### 3. Industrial Coating System – 2 Coat Finish (Black)

- Adhesion primer applied to bare metal areas
- First coat of industrial DTM black enamel for durability
- Second coat applied for uniform sheen, UV resistance, and long-term performance
- Professional spray application for a smooth, factory-like finish

#### 4. Final Quality Assurance & Cleanup

- Pole-by-pole inspection ensuring consistency
- Touch-ups where required
- Daily site cleanup & final walkthrough with management

### II. Work Areas

**Work Area 1 – Highland Park (Mapped)**

Covers streetlights **SL1 through SL99** based on provided mapping.

**Work Area 2 – Secondary Cluster (14 Poles)**

Includes 14 additional poles located within CDD boundaries. Pole IDs to be added upon receipt from management.

**III. Pricing Summary**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Streetlight Pole Restoration (Black Finish)	113	\$120	\$13,560

**IV. 6-Month Workmanship Warranty**

RealEx Construction LLC provides a **6-month workmanship warranty** covering all labor related to cleaning, preparation, sanding, and repainting of the streetlight poles. This includes protection against peeling, flaking, or coating failure caused by improper preparation or application.

This warranty does not cover: storm damage, impact damage, landscaping equipment damage, internal corrosion, electrical components, photo cells, or any unrelated conditions.

RealEx will promptly address any workmanship-related concerns reported within the warranty period.

Thank you for the opportunity to submit this proposal. RealEx Construction LLC remains committed to delivering precise, high-quality work that enhances the long-term value and beauty of Park Place CDD.

**RealEx Construction LLC**



## Proposal #7477

### PPCDD- Windsor/Mandolin Reserve Palm Tree Removals 12/5/25

**Date** 12/5/2025

**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

#### PPCDD Windsor/Mandolin Reserve Palm Removals

- Remove and Stump Grind (1) Chinese Fan Palm that is dead at Countryway/Citrus Park Dr Monument.
- Flush cut (1) Washingtonian Palm that is dead on Greensleeve Cal-de-sac Island.

#### ArborCare

##### ArborCare

Items	Quantity	Unit
Palm Tree Removals	1.00	EA
<b>ArborCare:</b>		\$1,144.00
<b>PROJECT TOTAL:</b>		<b>\$1,144.00</b>

#### 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**

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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**

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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 its 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

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**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 from 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 \_\_\_\_\_  
**Brandon Pitchon**

Date 12/5/2025  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Park Place CDD**

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](mailto: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

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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**

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

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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.

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.

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By \_\_\_\_\_  
**Brandon Pitchon**  
  
Date 11/13/2025  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Park Place CDD**  
  
Date \_\_\_\_\_



## Proposal #7509

### PPCDD- Pine Tree Removals Highland Park 12/10/25

**Date** 12/10/2025  
**Customer** Park Place CDD | 11740 Casa Lago | Tampa, FL 33626  
**Property** Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

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#### PPCDD Pine Tree Removals Highland Park

- Remove (6) Dead Pine Trees located in various areas in Highland Park
- (3) are located adjacent to Playground Area
- (2) are located in median Canopy Dr
- (1) is located adjacent Pond 3

### Pine Tree Removals

#### Pine Tree Removals

Items	Quantity	Unit
(5) Pine Tree Removals w/ Stump Grind	1.00	EA
<b>Pine Tree Removals:</b>		<b>\$6,149.00</b>
<b>PROJECT TOTAL:</b>		<b>\$6,149.00</b>

### Terms & Conditions

#### Terms & Conditions

##### Payment Terms

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By \_\_\_\_\_  
**Brandon Pitchon**  
  
Date 12/10/2025  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Park Place CDD**  
  
Date \_\_\_\_\_



## Proposal #7510

### PPCDD- 11602 Greensleeve Pond Fallen Pine/Natural Area Push Back 12/10/25

**Date** 12/10/2025

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

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

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#### PPCDD 11602 Greensleeve Pond Fallen Pine/Natural Area Pushback

- This is pushback Natural Area so mowers can fully maintain and remove fallen pine tree that is fallen and blocking mowing path.
- Area is more labor intensive due to having to bring debris between houses carefully to prevent damage to homeowners turf.

#### ArborCare

##### 11602 Greensleeve Pond Fallen Pine/Natural Area

Items	Quantity	Unit
Pine Removal and Natural Area Cutback	1.00	EA
<b>11602 Greensleeve Pond Fallen Pine/Natural Area:</b>		<b>\$6,864.00</b>
<b>PROJECT TOTAL:</b>		<b>\$6,864.00</b>

#### Terms & Conditions

##### Terms & Conditions

##### Payment Terms

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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 its 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 from 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 \_\_\_\_\_  
                    **Brandon Pitchon**

Date               12/10/2025  
\_\_\_\_\_  
                    **Pine Lake Services, LLC**

By \_\_\_\_\_  
                    **Park Place CDD**

Date \_\_\_\_\_  
\_\_\_\_\_



Invoice #8658

12980 Tarpon Springs Road  
Odessa, FL 33556

Date 11/20/2025  
Terms Net 30  
PO #  
Sales Rep Brandon Pitchon

Bill To

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Property Address

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Description Amount

#7291 - Park Place CDD - Mainline Repair 11-25

Irrigation Enhancement - 11/19/2025				\$1,370.46
Irrigation Labor - 11/19/25	12.50 Hrs	\$80.00	\$1,000.00	
Fittings, Pipe, Supplies - EA (Material)	246.97	\$1.50	\$370.46	

Subtotal	\$1,370.46
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,370.46</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,370.46</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$24,444.46	\$22,194.00	\$0.00	\$0.00	\$0.00



Invoice #8674

12980 Tarpon Springs Road  
Odessa, FL 33556

Date 11/21/2025  
Terms Net 30  
PO #  
Sales Rep Brandon Pitchon

Bill To

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Property Address

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Description Amount

#7341 - Park Place CDD - Cotswold/Bournemouth Mainline Repair 11-20-25

Irrigation Enhancement - 11/20/2025				\$529.60
Irrigation Labor - 11/20/25	6.62 Hrs	\$80.00	\$529.60	

Subtotal	\$529.60
Sales Tax	\$0.00
<b>Total</b>	<b>\$529.60</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$529.60</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$24,444.46	\$22,194.00	\$0.00	\$0.00	\$0.00





## Proposal #7511

### PPCDD- Mandolin Reserve Greensleeve Cal-de-sac Natural Area Pushback 12/10/25

**Date** 12/10/2025

**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

#### PPCDD Mandolin Reserve Greensleeve Cal-de-sac Natural Area Pushback

- In front of the island and by the sidewalk, cut back and elevate Brazilian Pepper Trees.
- Area 10' of width, 90' of length and 12' height
- Between 11602 and 11605 Greensleeve

#### ArborCare

##### Natural Area Pushback

Items	Quantity	Unit
Natural Area Pushback along sidewalk	1.00	EA
Natural Area Pushback:		\$2,574.00
PROJECT TOTAL:		\$2,574.00

#### 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 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 its 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 from 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 \_\_\_\_\_  
                    **Brandon Pitchon**

Date               12/10/2025  
\_\_\_\_\_  
                    **Pine Lake Services, LLC**

By \_\_\_\_\_  
                    **Park Place CDD**

Date \_\_\_\_\_  
\_\_\_\_\_





Invoice #8659

12980 Tarpon Springs Road  
Odessa, FL 33556

Date 11/20/2025  
Terms Net 30  
PO #  
Sales Rep Brandon Pitchon

Bill To

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Property Address

Park Place CDD  
11740 Casa Lago  
Tampa, FL 33626

Description Amount

#7321 - Park Place CDD - Mandolin Reserve Mainline Repair 11-17-25				
Irrigation Enhancement - 11/18/2025				\$350.40
Irrigation Labor - 11/18/25	4.38 Hrs	\$80.00	\$350.40	

Subtotal	\$350.40
Sales Tax	\$0.00
<b>Total</b>	<b>\$350.40</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$350.40</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$24,444.46	\$22,194.00	\$0.00	\$0.00	\$0.00



## Proposal #7464

### Park Place CDD - Mandolin Estates Mainline 12-3-24

**Date** 12/3/2025

**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

### Irrigation Repair/Installation

#### Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	4.00	Hr	\$318.82
Misc Fittings and Pipe	1.00	EA	\$90.00
Irrigation Enhancement:			\$408.82
PROJECT TOTAL:			\$408.82

### 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.
- 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.

## E X C L U S I O N S

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**

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## **Warranty and Tolerances**

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- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
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- 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 from 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  \_\_\_\_\_  
Terry McLane  
Date 12/3/2025  
Pine Lake Services, LLC

By \_\_\_\_\_  
Park Place CDD  
Date \_\_\_\_\_