



Park Place Community Development District

January 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 292 877 652 927 78 PASSCODE: Pd3Dk2V3

[JOIN THE MEETING NOW](#)

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Park Place Community Development District

Page 2

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, January 21, 2026, at 11:00 a.m.

Join Teams Meeting

Meeting ID: 292 877 652 927 78 Passcode: Pd3Dk2V3

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

1. Call to Order and Roll Call

2. Motion to Approve the Agenda

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

4. Staff Reports

A. Accounting Staff Report

i. Consideration of December 2025 Financial Statements and Check Register.....Page 4

ii. Consideration of Operations and Maintenances Expenditures for December 2025.....Page 23

B. Consideration of Minutes from the Meeting held on December 17, 2025.....Page 79

C. Aquatics Report.....Page 84

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD January 2026 Field Inspection Report.....Page 95

b. Mandolin Estates January 2026 Field Inspection Report.....Page 103

c. Mandolin Reserve January 2026 Field Inspection Report.....Page 107

d. Windsor Place January 2026 Field Inspection Report.....Page 112

E. Playground Inspection Report.....Page 115

F. District Engineer

G. District Counsel

H. District Manager

5. Business Items

A. Ratification of Resolution 2026-02 Designating Officers.....Page 135

B. Discussion of Highland Park Pole Street Banners.....Page 136

C. Consideration of Irrigation Valve Relocation Proposals

a. Pine Lake Irrigation Valve Relocation Proposal.....Page 137

b. Waterside Environmental Care Irrigation Valve Relocation Proposal.....Page 142

D. Consideration of Pine Lake Bus Stop Enhancement Proposal.....Page 143

E. Consideration of RealEx Coach Parallel Parking Restriping & Stall Expansion.....Page 148

- 6. Supervisor Requests**
- 7. Audience Comments – *Three – (3) Minute Time Limit***
- 8. Adjournment**

The next meeting is scheduled for Wednesday February 18 2026, at 11:00 a.m.

***Park Place
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



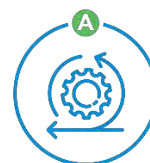
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2	
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT
TOTAL												
ASSETS												
Cash - Checking Account	\$ 1,075,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,075,987
Accounts Receivable - Other	327	-	-	-	-	-	-	-	-	-	-	327
Due From Other Funds	-	35,733	33,646	-	-	-	-	-	-	-	-	69,379
Investments:												
Acquisition & Construction Account	-	-	-	-	1,414	119,465	-	-	-	-	-	120,879
Interest Account	-	7	-	-	-	-	-	-	-	-	-	7
Revenue Fund	-	288,344	362,422	-	-	-	-	-	-	-	-	650,766
Fixed Assets												
Land & Improvements	-	-	-	-	-	-	-	-	1,861,517	-	-	1,861,517
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	-	-	10,495,777	-	-	10,495,777
Recreational Facilities	-	-	-	-	-	-	-	-	639,051	-	-	639,051
Construction Work In Process	-	-	-	-	-	-	-	-	1,089,854	-	-	1,089,854
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	423,204	-	423,204
Amount To Be Provided	-	-	-	-	-	-	-	-	-	3,983,796	-	3,983,796
TOTAL ASSETS	\$ 1,076,314	\$ 324,084	\$ 396,068	\$ 1,414	\$ 119,465	\$ 14,086,199	\$ 4,407,000	\$ 20,410,544				
LIABILITIES												
Accounts Payable	\$ 34,240	\$ -	\$ -	\$ -	\$ 4,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,696
Bonds Payable	-	-	-	-	-	-	-	-	-	4,407,000	-	4,407,000
Due To Other Funds	69,379	-	-	-	-	-	-	-	-	-	-	69,379
TOTAL LIABILITIES	103,619	-	-	-	4,456	-	-	-	-	4,407,000	4,515,075	
FUND BALANCES												
Nonspendable:												
Deposits	10,777	-	-	-	-	-	-	-	-	-	-	10,777
Restricted for:												
Debt Service	-	324,084	396,068	-	-	-	-	-	-	-	-	720,152
Capital Projects	-	-	-	-	-	119,465	-	-	-	-	-	119,465
Assigned to:												
Operating Reserves	294,144	-	-	-	-	-	-	-	-	-	-	294,144
Unassigned:	667,774	-	-	-	(3,042)	-	14,086,199	-	-	-	-	14,750,931
TOTAL FUND BALANCES	\$ 972,695	\$ 324,084	\$ 396,068	\$ (3,042)	\$ 119,465	\$ 14,086,199	\$ -	\$ 15,895,469				
TOTAL LIABILITIES & FUND BALANCES	\$ 1,076,314	\$ 324,084	\$ 396,068	\$ 1,414	\$ 119,465	\$ 14,086,199	\$ 4,407,000	\$ 20,410,544				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 167,620	\$ 156,725	\$ (10,895)	93.50%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	167,620	156,775	(10,845)	93.53%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	2,800	11,200	20.00%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	17,500	1,107	16,393	6.33%
District Engineer	17,500	8,295	9,205	47.40%
District Manager	52,500	6,125	46,375	11.67%
Accounting Services	31,000	6,625	24,375	21.37%
Auditing Services	5,500	-	5,500	0.00%
Email services	1,500	317	1,183	21.13%
Postage, Phone, Faxes, Copies	300	79	221	26.33%
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	625	2,220	21.97%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	153,620	30,900	122,720	20.11%
<u>Other Physical Environment</u>				
Misc-Contingency	8,000	1,200	6,800	15.00%
Capital Improvements	6,000	-	6,000	0.00%
Total Other Physical Environment	14,000	1,200	12,800	8.57%
TOTAL EXPENDITURES	167,620	32,100	135,520	19.15%
Excess (deficiency) of revenues				
Over (under) expenditures	-	124,675	124,675	0.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 347,583	\$ 324,787	\$ (22,796)	93.44%
TOTAL REVENUES	347,583	324,787	(22,796)	93.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
General Liability	9,234	6,181	3,053	66.94%
Total Administration	9,234	6,181	3,053	66.94%
<u>Utility Services</u>				
Utility- Water/Waste	6,000	900	5,100	15.00%
Utility- Electric	12,500	2,109	10,391	16.87%
Total Utility Services	18,500	3,009	15,491	16.26%
<u>Landscape Services</u>				
Park Facility Janitorial	11,400	2,925	8,475	25.66%
Contracts-Aquatic Control	19,500	2,054	17,446	10.53%
Stormwater Assessment	13,000	-	13,000	0.00%
Contract- Landscape Highland Park	105,950	13,276	92,674	12.53%
Contract Landscape- Racetrack Road	17,100	2,870	14,230	16.78%
Amenity R&M	4,600	-	4,600	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	20,000	1,670	18,330	8.35%
R&M- Ponds	5,000	3,475	1,525	69.50%
Capital Reserve	21,832	-	21,832	0.00%
Total Landscape Services	228,382	26,270	202,112	11.50%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
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	3,386	1,614	67.72%
R&M-Sidewalk, Pavement, Signage	11,000	3,600	7,400	32.73%
Miscellaneous Maintenance	6,000	-	6,000	0.00%
Holiday Lighting & Decorations	20,000	18,000	2,000	90.00%
Total Other Physical Environment	60,467	25,786	34,681	42.64%
<u>Reserves</u>				
Misc-Contingency	31,000	16,087	14,913	51.89%
Total Reserves	31,000	16,087	14,913	51.89%
TOTAL EXPENDITURES & RESERVES	347,583	77,333	270,250	22.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	247,454	247,454	0.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 276,369	\$ 258,405	\$ (17,964)	93.50%
TOTAL REVENUES	276,369	258,405	(17,964)	93.50%
<u>EXPENDITURES</u>				
<u>Administration</u>				
General Liability	6,465	4,327	2,138	66.93%
Total Administration	6,465	4,327	2,138	66.93%
<u>Utility Services</u>				
Utility- Water/Waste	1,000	403	597	40.30%
Utility- Electric	75,000	16,017	58,983	21.36%
Total Utility Services	76,000	16,420	59,580	21.61%
<u>Landscape Services</u>				
Contracts-Aquatic Control	15,500	6,601	8,899	42.59%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Contract- Landscape	88,404	19,715	68,689	22.30%
Plant Replacement Program	15,000	12,100	2,900	80.67%
Irrigation Maintenance	10,000	22,788	(12,788)	227.88%
R&M- Ponds	5,000	823	4,177	16.46%
Capital Reserve	27,000	1,410	25,590	5.22%
Total Landscape Services	161,904	63,437	98,467	39.18%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Gate Phone	5,000	936	4,064	18.72%
Sidewalk, Pavement, Signage R&M	10,000	10,185	(185)	101.85%
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	8,000	-	100.00%
Total Other Physical Environment	33,000	19,288	13,712	58.45%
TOTAL EXPENDITURES	277,369	103,472	173,897	37.30%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,000)	154,933	155,933	-15493.30%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,000)	-	1,000	0.00%
TOTAL FINANCING SOURCES (USES)	(1,000)	-	1,000	0.00%
Net change in fund balance	\$ (1,000)	\$ 154,933	\$ 157,933	-15493.30%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 87,989	\$ 82,270	\$ (5,719)	93.50%
TOTAL REVENUES	87,989	82,270	(5,719)	93.50%
<u>EXPENDITURES</u>				
<u>Administration</u>				
General Liability	3,231	2,163	1,068	66.95%
Total Administration	3,231	2,163	1,068	66.95%
<u>Utility Services</u>				
Utility- Water/Waste	2,000	279	1,721	13.95%
Utility- Electric	5,500	705	4,795	12.82%
Streetlights	433	-	433	0.00%
Total Utility Services	7,933	984	6,949	12.40%
<u>Landscape Services</u>				
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	4,306	21,694	16.56%
Contract Landscape- Racetrack Road	6,500	1,076	5,424	16.55%
Amenity R&M	2,500	-	2,500	0.00%
Plant Replacement Program	3,500	-	3,500	0.00%
Miscellaneous Maintenance	500	-	500	0.00%
Irrigation Maintenance	8,000	1,370	6,630	17.13%
Capital Reserve	4,200	-	4,200	0.00%
Total Landscape Services	60,350	7,217	53,133	11.96%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Park Facility Janitorial	950	-	950	0.00%
R&M-Fountain	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	3,500	-	3,500	0.00%
R&M-Pressure Washing	4,400	-	4,400	0.00%
Amenity R&M	1,500	-	1,500	0.00%
Decorative Light Maintenance	4,125	-	4,125	0.00%
Total Other Physical Environment	15,475	-	15,475	0.00%
TOTAL EXPENDITURES	86,989	10,364	76,625	11.91%
Excess (deficiency) of revenues				
Over (under) expenditures	1,000	71,906	70,906	7190.60%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,000	-	(1,000)	0.00%
TOTAL FINANCING SOURCES (USES)	1,000	-	(1,000)	0.00%
Net change in fund balance	\$ 1,000	\$ 71,906	\$ 68,906	7190.60%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 743	\$ 743	0.00%
Special Assmnts- Tax Collector	266,588	252,114	(14,474)	94.57%
TOTAL REVENUES	266,588	252,857	(13,731)	94.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	231,000	-	231,000	0.00%
Interest Expense	35,588	17,794	17,794	50.00%
Total Debt Service	266,588	17,794	248,794	6.67%
TOTAL EXPENDITURES	266,588	17,794	248,794	6.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	235,063	235,063	0.00%
Net change in fund balance	\$ -	\$ 235,063	\$ 235,063	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	89,021		
FUND BALANCE, ENDING	\$ -	\$ 324,084		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,047	\$ 1,047	0.00%
Special Assmnts- Tax Collector	331,426	307,955	(23,471)	92.92%
TOTAL REVENUES	331,426	309,002	(22,424)	93.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	274,000	-	274,000	0.00%
Interest Expense	57,426	28,713	28,713	50.00%
Total Debt Service	331,426	28,713	302,713	8.66%
TOTAL EXPENDITURES	331,426	28,713	302,713	8.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	280,289	280,289	0.00%
Net change in fund balance	\$ -	\$ 280,289	\$ 280,289	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	115,779		
FUND BALANCE, ENDING	\$ -	\$ 396,068		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
Net change in fund balance	\$ -	\$ 13	\$ 13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	(3,055)		
FUND BALANCE, ENDING	\$ -	\$ (3,042)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,102	\$ 1,102	0.00%
TOTAL REVENUES	-	1,102	1,102	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,102	1,102	0.00%
Net change in fund balance	\$ -	\$ 1,102	\$ 1,102	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	118,363		
FUND BALANCE, ENDING	\$ -	\$ 119,465		

Statement Date 12/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/16/2025		JE000732	Cash in Transit	Wells Fargo transfer to	700,000.00	700,000.00	0.00
Total Deposits					700,000.00	700,000.00	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/31/2025	Payment	1003	REDTREE LANDSCAPE SYSTEMS, LLC	Check for Vendor V00140			-20,978.75
Total Outstanding Checks							-20,978.75
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Park Place CDD

Bank Account No. 1794

Statement No. 12-25

Statement Date

12/31/2025

G/L Account No. 101001 Balance	396,965.77	Statement Balance	399,392.56
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	396,965.77	Subtotal	399,392.56
Negative Adjustments	0.00	Outstanding Checks	-2,426.79
Ending G/L Balance	396,965.77	Ending Balance	396,965.77

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/02/2025		JE000716	Special Assmnts-Tax Collector	Tax Revenue Debt Service	111,376.73	111,376.73	0.00
12/05/2025		JE000731	Special Assmnts-Tax Collector	Tax Rev/Debt Svc	897,234.51	897,234.51	0.00
12/19/2025		JE000733	Special Assmnts-Tax Collector	Tax Revenue Debt Service	182,920.18	182,920.18	0.00
12/17/2025		JE000749	Gate Phone	Bank rec ADJ JE to clear the	50.00	50.00	0.00
12/17/2025		JE000750	Gate Phone	Bank rec ADJ JE to clear the	50.00	50.00	0.00
Total Deposits					1,191,631.42	1,191,631.42	0.00
Checks							
							0.00
10/21/2025	Payment	7083	CATHY POWELL	Check for Vendor V00100	-200.00	-200.00	0.00
10/21/2025	Payment	7086	MICHAEL FOLEY	Check for Vendor V00137	-200.00	-200.00	0.00
11/21/2025	Payment	100176	JOHNSON ENGINEERING, INC.	Inv: 7319	-855.00	-855.00	0.00
12/01/2025	Payment	7095	CATHY POWELL	Check for Vendor V00100	-200.00	-200.00	0.00
12/01/2025	Payment	7096	ERIC C. BULLARD	Check for Vendor V00118	-200.00	-200.00	0.00
12/01/2025	Payment	7098	KESTLER FOX HARBUCK	Check for Vendor V00149	-1,410.00	-1,410.00	0.00
12/01/2025	Payment	7100	PARK PLACE CDD	Check for Vendor V00090	-10,079.04	-10,079.04	0.00
12/01/2025	Payment	7102	WILLIAM MARK BERRA	Check for Vendor V00133	-200.00	-200.00	0.00
12/03/2025	Payment	100177	ADVANCED AQUATIC SERVICES INC	Inv: 10561682	-3,120.00	-3,120.00	0.00
12/03/2025	Payment	100178	REDTREE LANDSCAPE SYSTEMS, LLC	Inv: 31802, Inv: 31798, Inv: 148, Inv: 31889	-19,809.63	-19,809.63	0.00
12/03/2025	Payment	100179	PINE LAKE SERVICES	Inv: 8658, Inv: 8659, Inv: 8674	-2,250.46	-2,250.46	0.00
12/05/2025	Payment	7103	PARK PLACE CDD	Payment of Invoice 002331	-41,716.39	-41,716.39	0.00
12/05/2025	Payment	7104	PARK PLACE CDD	Payment of Invoice 002332	-25,483.06	-25,483.06	0.00
12/05/2025	Payment	7105	PARK PLACE CDD	Payment of Invoice 002333	-45,128.08	-45,128.08	0.00
12/10/2025	Payment	7106	PARK PLACE CDD	Payment of Invoice 002344	-363,545.14	-363,545.14	0.00

Bank Account Statement

Park Place CDD

Bank Account No. 1794

Statement No. 12-25

Statement Date

12/31/2025

12/12/2025	Payment	300140	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112125-0000-ACH	-25.08	-25.08	0.00
12/12/2025	Payment	300141	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112125-3640-ACH	-99.80	-99.80	0.00
12/12/2025	Payment	300142	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112125-9190-ACH	-105.38	-105.38	0.00
12/12/2025	Payment	300143	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112125-6474	-6.44	-6.44	0.00
12/12/2025	Payment	300144	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 112125-4478-ACH	-12.68	-12.68	0.00
12/16/2025	Payment	7108	PARK PLACE CDD	Payment of Invoice 002349	-700,000.00	-700,000.00	0.00
12/16/2025	Payment	100181	SPEAREM ENTERPRISES	Inv: 6285	-975.00	-975.00	0.00
12/16/2025	Payment	100183	INFRAMARK LLC	Inv: 164568, Inv: 165671,	-4,760.83	-4,760.83	0.00
12/16/2025	Payment	100184	ADVANCED AQUATIC SERVICES INC	Inv: 10561731	-2,400.00	-2,400.00	0.00
12/16/2025	Payment	100185	PINE LAKE SERVICES	Inv: 8777	-22,194.00	-22,194.00	0.00
12/16/2025	Payment	100186	CITY-WIDE CLEANING LLC	Inv: 19784	-555.00	-555.00	0.00
12/15/2025	Payment	300145	TECO -ACH	Inv: 112425-5171-ACH	-138.61	-138.61	0.00
12/15/2025	Payment	300146	TECO -ACH	Inv: 112425-1026-ACH	-543.49	-543.49	0.00
12/15/2025	Payment	300147	TECO -ACH	Inv: 112425-2958-ACH	-312.45	-312.45	0.00
12/15/2025	Payment	300148	TECO -ACH	Inv: 112425-9085-ACH	-545.96	-545.96	0.00
12/16/2025	Payment	300150	FRONTIER ACH	Inv: 112225-6195-ACH	-277.70	-277.70	0.00
12/15/2025	Payment	300151	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 121225-9022-ACH	-67.74	-67.74	0.00
12/19/2025	Payment	300153	TECO -ACH	Inv: 120525-0091-ACH	-5,272.67	-5,272.67	0.00
12/15/2025	Payment	300149	TECO -ACH	Inv: 112425-0208-ACH	-46.16	-46.16	0.00
12/26/2025	Payment	300154	FRONTIER ACH	Inv: 120125-6195-ACH	-163.31	-163.31	0.00
12/17/2025		JE000749	Gate Phone	Bank rec ADJ JE to clear the	-50.00	-50.00	0.00
Total Checks					-1,252,949.10	-1,252,949.10	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/21/2025	Payment	7085	ERICA LAVINA	Check for Vendor V00103			-200.00
11/13/2025	Payment	300127	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 102325-4478-ACH			-5.94
12/01/2025	Payment	7097	ERICA LAVINA	Check for Vendor V00103			-200.00
12/01/2025	Payment	7099	MICHAEL FOLEY	Check for Vendor V00137			-200.00
12/03/2025	Payment	300139	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 111225-9022-ACH			-63.70

Bank Account Statement

Park Place CDD

Bank Account No. 1794
Statement No. 12-25

Statement Date 12/31/2025

12/16/2025	Payment	100180	COMPLETE I.T. CORP	Inv: 18480	-99.00
12/16/2025	Payment	100182	WINDSOR PLACE PROPERTY OWNERS ASSOC.	Inv: 120225 REIMB	-1,658.15
Total Outstanding Checks					-2,426.79

Outstanding Deposits

Total Outstanding Deposits

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100177	12/03/25	V00136	ADVANCED AQUATIC SERVICES INC	10561682	Aquatic Maintenance	Monthly Maintenance	534067-53902	\$2,590.00
001	100177	12/03/25	V00136	ADVANCED AQUATIC SERVICES INC	10561682	Aquatic Maintenance	monthly maintenance	534067-53902	\$530.00
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31889	Annuals Install	Contract- Landscape	546300-53902	\$5,362.50
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31802	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$236.00
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	31798	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$525.00
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	148	Monthly Maintenance AUG 25	Contract- Landscape Highland Park	546247-53902	\$5,063.87
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	148	Monthly Maintenance AUG 25	Contract Landscape- Racetrack Road	546248-53902	\$1,094.89
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	148	Monthly Maintenance AUG 25	Contract Landscape- Racetrack Road	546248-53902	\$410.58
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	148	Monthly Maintenance AUG 25	Contract- Landscape	546300-53902	\$5,474.45
001	100178	12/03/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	148	Monthly Maintenance AUG 25	Contract- Landscape Highland Park	546247-53902	\$1,642.34
001	100179	12/03/25	V00148	PINE LAKE SERVICES	8658	Irrigation Enhancement	Irrigation Maintenance	546930-53902	\$1,370.46
001	100179	12/03/25	V00148	PINE LAKE SERVICES	8659	Irrigation Enhancement	Irrigation Maintenance	546930-53902	\$350.40
001	100179	12/03/25	V00148	PINE LAKE SERVICES	8674	Irrigation Enhancement	Irrigation Maintenance	546930-53902	\$529.60
001	100180	12/16/25	V00131	COMPLETE I.T. CORP	18480	Email Licensing	Email services	534369-51301	\$99.00
001	100181	12/16/25	V00048	SPEAREM ENTERPRISES	6285	Park Facility Janitorial	Janitorial Cleaning	531144-53902	\$975.00
001	100182	12/16/25	V00154	WINDSOR PLACE PROPERTY OWNERS ASSOC.	120225 REIMB	OWE RECLAIMED WATER CHARGES TO HOA	Utility- Water/Waste	543018-53600	\$1,658.15
001	100183	12/16/25	V00095	INFRAMARK LLC	164568	Postage	Postage, Phone, Faxes, Copies	541024-51301	\$8.68
001	100183	12/16/25	V00095	INFRAMARK LLC	165671	MGMT FEES	Accounting Services	532001-51301	\$2,208.33
001	100183	12/16/25	V00095	INFRAMARK LLC	165671	MGMT FEES	Technology Services	549936-51301	\$208.33
001	100183	12/16/25	V00095	INFRAMARK LLC	165671	MGMT FEES	District Fees	531150-51301	\$2,041.67
001	100183	12/16/25	V00095	INFRAMARK LLC	1163932	General Maintenance-Kids Park	R&M - Amenity Center	546516-53908	\$295.82
001	100184	12/16/25	V00136	ADVANCED AQUATIC SERVICES INC	10561731	200 Grass Carp Fish - 80% Deposit	R&M- Ponds	546995-53902	\$2,400.00
001	100185	12/16/25	V00148	PINE LAKE SERVICES	8777	Landscape Maintenance	Contract- Landscape Highland Park	546247-53902	\$8,211.78
001	100185	12/16/25	V00148	PINE LAKE SERVICES	8777	Landscape Maintenance	Contract Landscape- Racetrack Road	546248-53902	\$1,775.52
001	100185	12/16/25	V00148	PINE LAKE SERVICES	8777	Landscape Maintenance	Contract Landscape- Racetrack Road	546248-53902	\$665.82
001	100185	12/16/25	V00148	PINE LAKE SERVICES	8777	Landscape Maintenance	Contract- Landscape	546300-53902	\$8,877.60
001	100185	12/16/25	V00148	PINE LAKE SERVICES	8777	Landscape Maintenance	Contract- Landscape Highland Park	546247-53908	\$2,663.28
001	100186	12/16/25	V00123	CITY-WIDE CLEANING LLC	19784	Dog Stations	Amenity R&M	546377-53908	\$555.00
001	1003	12/31/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	A30892	IRRIG REPAIRS	Irrigation Maintenance	546930-53908	\$10,000.00
001	1003	12/31/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	A30921	IRRIG REPAIRS	Irrigation Maintenance	546930-53908	\$10,246.50
001	1003	12/31/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	A31276	IRRIG REPAIRS	Irrigation Maintenance	546930-53908	\$394.83
001	1003	12/31/25	V00140	REDTREE LANDSCAPE SYSTEMS, LLC	A30949	IRRIG REPAIRS	Irrigation Maintenance	546930-53908	\$337.42
001	300139	12/03/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	111225-9022-ACH	Utility-Water	WATER	543018-53150	\$47.75
001	300139	12/03/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	111225-9022-ACH	Utility-Water	WATER	543018-53150	\$15.95
001	300140	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-0000-ACH	water	Utility- Water/Waste	543018-53150	\$18.81
001	300140	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-0000-ACH	water	Utility- Water/Waste	543018-53150	\$6.27
001	300141	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-3640-ACH	SVC PRD 10/21-11/19/25	WATER	543018-53150	\$74.85
001	300141	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-3640-ACH	SVC PRD 10/21-11/19/25	WATER	543018-53150	\$24.95
001	300142	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-9190-ACH	water	Utility- Water/Waste	543018-53150	\$79.04
001	300142	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-9190-ACH	water	Utility- Water/Waste	543018-53150	\$26.34
001	300143	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-6474	Utility-Water	WATER	543018-53600	\$4.83
001	300143	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-6474	Utility-Water	WATER	543018-53600	\$1.61
001	300144	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-4478-ACH	SVC PRD 10/21-11/19/25	WATER	543018-53150	\$9.51
001	300144	12/12/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	112125-4478-ACH	SVC PRD 10/21-11/19/25	WATER	543018-53150	\$3.17
001	300145	12/15/25	V00113	TECO -ACH	112425-5171-ACH	Utility-Electric	Utility- Electric	543041-53150	\$103.96
001	300145	12/15/25	V00113	TECO -ACH	112425-5171-ACH	Utility-Electric	ELECTRIC - MIXED	543041-53150	\$34.65
001	300146	12/15/25	V00113	TECO -ACH	112425-1026-ACH	Utility-Electric	ELECTRIC - MIXED	543041-53150	\$543.49
001	300147	12/15/25	V00113	TECO -ACH	112425-2958-ACH	Utility-Electric	ELECTRIC - MIXED	543041-53150	\$312.45
001	300148	12/15/25	V00113	TECO -ACH	112425-9085-ACH	Utility-Electric	Utility- Electric	543041-53150	\$545.96
001	300149	12/15/25	V00113	TECO -ACH	112425-0208-ACH	Utility-Electric	Utility- Electric	543041-53150	\$46.16
001	300150	12/16/25	V00111	FRONTIER ACH	112225-6195-ACH	Gate Phone	Gate Phone	541040-53908	\$277.70
001	300151	12/15/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	121225-9022-ACH	WATER	Utility- Water/Waste	543018-53150	\$50.81
001	300151	12/15/25	V00003	BOCC - HILLSBOROUGH COUNTY ACH	121225-9022-ACH	WATER	Utility- Water/Waste	543018-53150	\$16.93
001	300153	12/19/25	V00113	TECO -ACH	120525-0091-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	\$646.43
001	300153	12/19/25	V00113	TECO -ACH	120525-0091-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	\$216.18
001	300153	12/19/25	V00113	TECO -ACH	120525-0091-ACH	ELECTRIC - MIXED	Utility- Electric	543041-53150	\$4,410.06
001	7095	12/01/25	V00100	CATHY POWELL	CP-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	7096	12/01/25	V00118	ERIC C. BULLARD	EB-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	7097	12/01/25	V00103	ERICA LAVINA	EL-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	7098	12/01/25	V00149	KESTLER FOX HARBUCK	112025-	Park Place Traffic Striping	Capital Reserve	568018-53902	\$1,410.00
001	7099	12/01/25	V00137	MICHAEL FOLEY	MF-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	7102	12/01/25	V00133	WILLIAM MARK BERRA	WB-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	7108	12/16/25	V00090	PARK PLACE CDD	PP121025 TFR	BANK TRANSFER	Cash in Transit	103200	\$700,000.00

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total	\$788,728.68
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SERIES 2021-1 DEBT SERVICE FUND - 202

202	7100	12/01/25	V00090	PARK PLACE CDD	11072025 - 01	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 748	SERIES 2021-1 FY26 TAX DIST ID 748	103200	\$4,537.06
202	7103	12/05/25	V00090	PARK PLACE CDD	11142025-749	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 749	SERIES 2022-1 TAX DIST ID 749	103200	\$18,778.55
202	7104	12/05/25	V00090	PARK PLACE CDD	1212025-750	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 750	SERIES 2021-2 TAX DIST ID 750	103200	\$11,471.15
202	7105	12/05/25	V00090	PARK PLACE CDD	12022025-751	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 751	SERIES 2021-1 TAX DIST ID 751	103200	\$20,314.32
202	7106	12/10/25	V00090	PARK PLACE CDD	12052025-753	SERIES 2021-1 AND 2021-2 FY26 TAX DIST ID 753	SERIES 2021-1 FY26 TAX DIST ID 753	103200	\$163,649.15

Fund Total	<u>\$218,750.23</u>
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SERIES 2021-2 DEBT SERVICE FUND - 203

203	7100	12/01/25	V00090	PARK PLACE CDD	11072025 - 01	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 748	SERIES 2021-2 FY26 TAX DIST ID 748	103200	\$5,541.98
203	7103	12/05/25	V00090	PARK PLACE CDD	11142025-749	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 749	SERIES 2021-2 TAX DIST ID 749	103200	\$22,937.84
203	7104	12/05/25	V00090	PARK PLACE CDD	1212025-750	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 750	SERIES 2021-2 TAX DIST ID 750	103200	\$14,011.91
203	7105	12/05/25	V00090	PARK PLACE CDD	12022025-751	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST 751	SERIES 2021-2 TAX DIST ID 751	103200	\$24,813.76
203	7106	12/10/25	V00090	PARK PLACE CDD	12052025-753	SERIES 2021-1 AND 2021-2 FY26 TAX DIST ID 753	SERIES 2021-2 FY26 TAX DIST ID 753	103200	\$199,895.99

Fund Total	\$267,201.48
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Total Checks Paid	\$1,274,680.39
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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						
CITY-WIDE CLEANING LLC	11/28/2025	19784	\$555.00			Dog Stations
COMPLETE I.T. CORP	12/1/2025	18480	\$99.00			Email Licensing
INFRAMARK LLC	12/1/2025	165671	\$2,208.33			Accounting Services
INFRAMARK LLC	12/1/2025	165671	\$208.33			Technology Services
INFRAMARK LLC	12/1/2025	165671	\$2,041.67	\$4,458.33	\$4,458.33	District Fees
PINE LAKE SERVICES	12/1/2025	8777	\$8,211.78			Landscape Maintenance
PINE LAKE SERVICES	12/1/2025	8777	\$1,775.52			Landscape Maintenance
PINE LAKE SERVICES	12/1/2025	8777	\$665.82			Landscape Maintenance
PINE LAKE SERVICES	12/1/2025	8777	\$8,877.60			Landscape Maintenance
PINE LAKE SERVICES	12/1/2025	8777	\$2,663.28	\$22,194.00	\$22,194.00	Landscape Maintenance
Monthly Contract Subtotal			\$27,306.33			
Utilities						
BOCC - HILLSBOROUGH COUNTY ACH	11/12/2025	111225-9022-ACH	\$47.75			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/12/2025	111225-9022-ACH	\$15.95	\$63.70		WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-0000-ACH	\$18.81			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-0000-ACH	\$6.27	\$25.08		WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-3640-ACH	\$74.85			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-3640-ACH	\$24.95	\$99.80		WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-9190-ACH	\$79.04			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-9190-ACH	\$26.34	\$105.38		WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-4478-ACH	\$9.51			WATER
BOCC - HILLSBOROUGH COUNTY ACH	11/21/2025	112125-4478-ACH	\$3.17	\$12.68	\$306.64	WATER
FRONTIER ACH	11/22/2025	112225-6195-ACH	\$277.70			Gate Phone

<p align="center">PARK PLACE CDD</p> <p align="center">Summary of Operations and Maintenance Invoices</p>	
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO -ACH	11/24/2025	112425-0208-ACH	\$46.16			Utility-Electric
TECO -ACH	11/24/2025	112425-5171-ACH	\$103.96			Utility-Electric
TECO -ACH	11/24/2025	112425-5171-ACH	\$34.65	\$138.61		ELECTRIC - MIXED
TECO -ACH	11/24/2025	112425-1026-ACH	\$543.49			ELECTRIC - MIXED
TECO -ACH	11/24/2025	112425-2958-ACH	\$312.45			ELECTRIC - MIXED
TECO -ACH	11/24/2025	112425-9085-ACH	\$545.96		\$1,586.67	Utility-Electric
WINDSOR PLACE PROPERTY OWNERS ASSOC.	12/2/2025	120225 REIMB	\$1,658.15			OWE RECLAIMED WATER CHARGES TO HOA
Utilities Subtotal			\$3,829.16			
Regular Services						
CATHY POWELL	12/17/2025	CP-121725	\$200.00			BOARD 12/17/25
ERIC C. BULLARD	12/17/2025	EB-121725	\$200.00			BOARD 12/17/25
ERICA LAVINA	12/17/2025	EL-121725	\$200.00			BOARD 12/17/25
INFRAMARK LLC	11/25/2025	164568	\$8.68			Postage
LLS TAX SOLUTIONS, INC	12/18/2025	004003	\$600.00			Arbitrage Services
LLS TAX SOLUTIONS, INC	12/18/2025	004004	\$600.00		\$1,200.00	Arbitrage Services
SPEAREM ENTERPRISES	11/19/2025	6285	\$975.00			Janitorial Cleaning
WILLIAM MARK BERRA	12/17/2025	WB-121725	\$200.00			BOARD 12/17/25
Regular Services Subtotal			\$2,983.68			
Additional Services						
ADVANCED AQUATIC SERVICES INC	12/2/2025	10561731	\$2,400.00			200 Grass Carp Fish - 80% Deposit
INFRAMARK LLC	12/3/2025	1163932	\$293.82			General Maintenance-Kids Park
KESTLER FOX HARBUCK	12/12/2025	PPCDD-PAVER-001	\$3,600.00			Paver Lift, Re-Grade & Reset Repairs
PARK PLACE CDD	11/14/2025	11142025-749	\$18,778.55			SERIES 2022-1 TAX DIST ID 749
PARK PLACE CDD	11/14/2025	11142025-749	\$22,937.84	\$41,716.39		SERIES 2021-2 TAX DIST ID 749
PARK PLACE CDD	11/21/2025	1212025-750	\$11,471.15			SERIES 2021-2 TAX DIST ID 750

<p align="center">PARK PLACE CDD</p> <p align="center">Summary of Operations and Maintenance Invoices</p>	
---	--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PARK PLACE CDD	11/21/2025	1212025-750	\$14,011.91	\$25,483.06		SERIES 2021-2 TAX DIST ID 750
PARK PLACE CDD	12/2/2025	12022025-751	\$20,314.32			SERIES 2021-1 TAX DIST ID 751
PARK PLACE CDD	12/2/2025	12022025-751	\$24,813.76	\$45,128.08		SERIES 2021-2 TAX DIST ID 751
PARK PLACE CDD	12/5/2025	12052025-753	\$163,649.15			SERIES 2021-1 FY26 TAX DIST ID 753
PARK PLACE CDD	12/5/2025	12052025-753	\$199,895.99	\$363,545.14		SERIES 2021-2 FY26 TAX DIST ID 753
PARK PLACE CDD	12/10/2025	PP121025 TFR	\$700,000.00		\$1,175,872.67	BANK TRANSFER
REDTREE LANDSCAPE SYSTEMS, LLC	7/30/2025	A30892	\$10,000.00			IRRIG REPAIRS
REDTREE LANDSCAPE SYSTEMS, LLC	8/6/2025	A30921	\$10,246.50			IRRIG REPAIRS
REDTREE LANDSCAPE SYSTEMS, LLC	9/3/2025	A31276	\$394.83			IRRIG REPAIRS
REDTREE LANDSCAPE SYSTEMS, LLC	8/8/2025	A30949	\$337.42		\$20,978.75	IRRIG REPAIRS
Additional Services Subtotal			\$1,203,145.24			
Miscellaneous						
VOID	12/15/2025	VOID1	\$0.01			Postage
VOID	12/15/2025	VOID2	\$0.01			Postage
VOID	12/15/2025	VOID3	\$0.01		\$0.03	Postage
Miscellaneous Subtotal			\$0.03			
TOTAL			\$1,237,264.44			

(813) 624-4479

11/2 x 1/21

[illegible]

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 #	18480
Invoice Date	12-01-25
Balance Due	\$99.00

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 & 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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

165671

DATE

12/1/2025

CUSTOMER ID

C2302

NET TERMS

Due On Receipt

PO#
DUE DATE

12/1/2025

BILL TO

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

Services provided for the Month of: December 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
Subtotal					4,458.33

Subtotal \$4,458.33

Tax \$0.00

Total Due \$4,458.33

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

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

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.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8777
Terms	Due Date
Net 30	12/31/25

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

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$22,194.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6651 - Park Place CDD Maintenance 25-26 December 2025		\$22,194.00	\$0.00	\$22,194.00
	#6651 - Park Place CDD Maintenance 25-26 December 2025		\$22,194.00	\$0.00	\$22,194.00
	Total		\$22,194.00	\$0.00	\$22,194.00



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/12/2025	12/03/2025

Page 31

Summary of Account Charges

Previous Balance	\$87.10
Net Payments - Thank You	\$-87.10
Total Account Charges	\$63.70

AMOUNT DUE	\$63.70
-------------------	----------------

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>

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

2,369 0

DUE DATE

12/03/2025

**Auto Pay Scheduled
DO NOT PAY**



0019239990229 00000063701



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/12/2025	12/03/2025

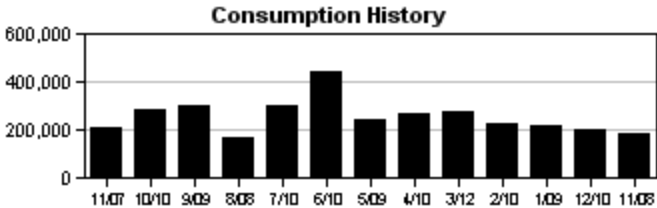
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	10/10/2025	545105	11/07/2025	547229	212400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$45.09
Total Service Address Charges	\$45.09



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/12/2025	12/03/2025

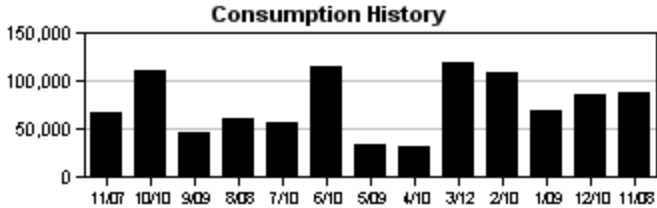
Service Address: 11698 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	10/10/2025	110183	11/07/2025	110859	67600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$18.61
Total Service Address Charges	\$18.61





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	11/21/2025	12/12/2025

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	10/21/2025	8911	11/19/2025	8923	1200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$3.62
Water Base Charge	\$13.58
Water Usage Charge	\$1.34

Summary of Account Charges

Previous Balance	\$25.43
Net Payments - Thank You	\$-25.43
Total Account Charges	\$25.08

AMOUNT DUE	\$25.08
------------	---------

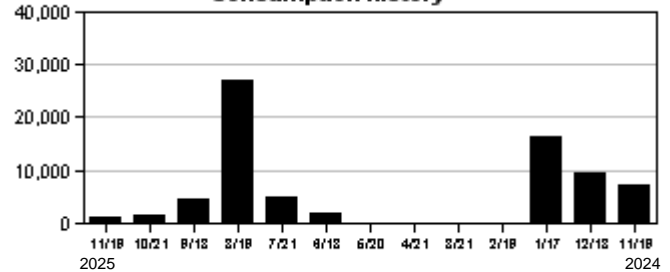
Important Message

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: 2640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

1,839 0

DUE DATE

12/12/2025

**Auto Pay Scheduled
DO NOT PAY**



0026405100004 00000025080



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	11/21/2025	12/12/2025

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	10/21/2025	16475	11/19/2025	16489	1400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$4.23
Water Base Charge	\$22.68
Water Usage Charge	\$1.57
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$9.90

Summary of Account Charges

Previous Balance	\$111.36
Net Payments - Thank You	\$-111.36
Total Account Charges	\$99.80

AMOUNT DUE	\$99.80
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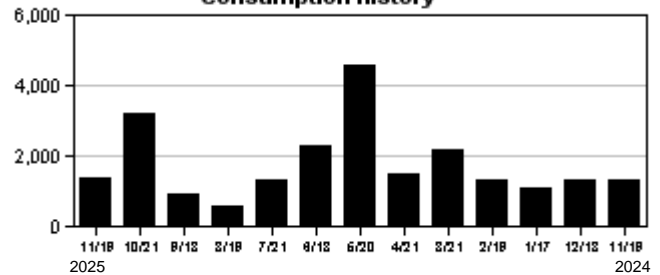
Important Message

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: 3640510000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

2.529 0

DUE DATE

12/12/2025

**Auto Pay Scheduled
DO NOT PAY**



0036405100003 00000099804



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	11/21/2025	12/12/2025

Page 35

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	10/21/2025	272799	11/19/2025	275110	231100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$105.38

Summary of Account Charges

Previous Balance \$127.96
Net Payments - Thank You \$-127.96
Total Account Charges **\$105.38**

AMOUNT DUE	\$105.38
-------------------	-----------------

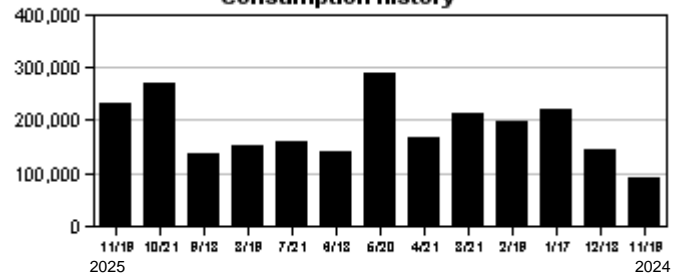
Important Message

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: 4121609190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

254 0

DUE DATE	12/12/2025
----------	------------

**Auto Pay Scheduled
DO NOT PAY**



0041216091904 00000105387



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	11/21/2025	12/12/2025

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	10/21/2025	300464	11/19/2025	300464	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Miscellaneous Charges

Late Payment Charge \$0.30

Total Miscellaneous Charges \$0.30

Summary of Account Charges

Previous Balance \$5.94

Net Payments \$0.00

Past Due Amount \$5.94

Bill Adjustments \$0.30

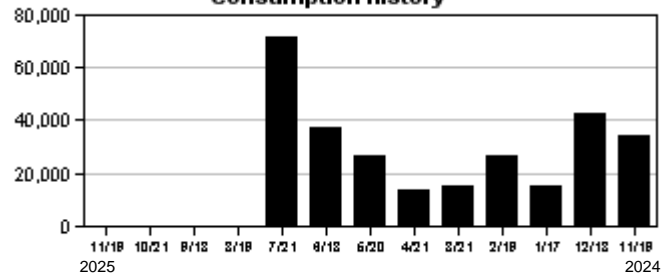
Total Account Charges **\$6.44**

AMOUNT DUE \$12.68

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>

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



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

482 0

DUE DATE

12/12/2025

**Auto Pay Scheduled
DO NOT PAY**



0044783000001 00000012682



PARK PLACE CDD

Account Number:

813-818-8068-022619-5

PIN:

9579

Page 37
Billing Date:

Nov 22, 2025

Billing Period:

Nov 22 - Dec 21, 2025

Page 1/4

Hi PARK PLACE CDD,

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

Bill history

Previous balance	\$223.20
Payment received by Nov 22, thank you	-\$223.20

Service summary

	Previous month	Current month
Bundle	\$173.48	\$173.48
Other		\$4.50
Taxes and Fees	\$49.72	\$49.72
Total services	\$223.20	\$227.70
Total balance		\$227.70

Total balance

\$227.70

Auto Pay is scheduled
Dec 16

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



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

6790 0107 DY RP 22 11242025 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 or the MyFrontier app.



307002813818806802261900000000000000227705



PARK PLACE CDD

Account Number:

813-818-8068-022619-5

Page 38
Billing Date:

Nov 22, 2025

PIN:

9579

Billing Period:

Nov 22 - Dec 21, 2025

Page 2/4

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.




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

Billing Date: Page 39
Nov 22, 2025
Billing Period:
Nov 22 - Dec 21, 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

 Bundle		
Monthly Charges		
11.22-12.21	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

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.

Frontier periodically reviews its accounts for accuracy. During this process, we identified incorrect charges. Beginning with this billing cycle, the corrected charges have been applied to your account. Questions? Please contact customer service.

 Other Charges		
Monthly Charges		
11.22-12.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

 Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$21.71
	Federal USF Recovery Charge	\$3.43
	Federal Excise Tax	\$0.42
	Federal Taxes	\$25.56
	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
	State Taxes	\$24.16
Taxes and Fees Total		\$49.72

Total current month charges **\$227.70**



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

Billing Date: Page 40
Nov 22, 2025
Billing Period:
Nov 22 - Dec 21, 2025

Caller Summary Report

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

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	3	3	\$0.00
Total	3	3	\$0.00



Amount Due: \$46.16

Due Date: December 15, 2025

Account #: 221006630208

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

Account Summary

Current Service Period: October 18, 2025 - November 18, 2025

Previous Amount Due	\$40.64
Payment(s) Received Since Last Statement	-\$40.64

Current Month's Charges	\$46.16
--------------------------------	----------------

Amount Due by December 15, 2025	\$46.16
--	----------------

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.

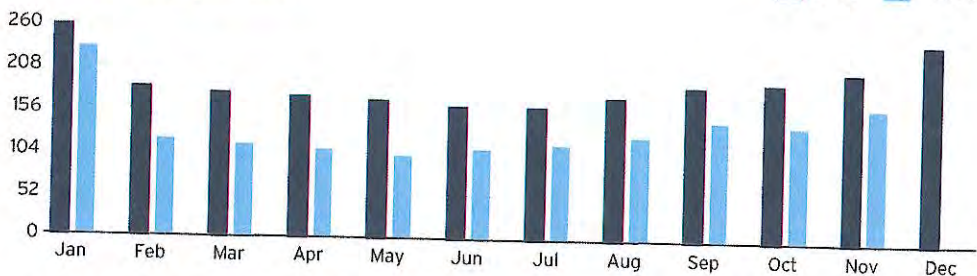


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.



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

Account #: 221006630208

Due Date: December 15, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$46.16

Payment Amount: \$ _____

671137394840

Your account will be drafted on December 15, 2025

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

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

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



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

Account #: 221006630208
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Meter Read

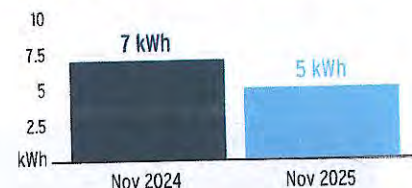
Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000265065	11/18/2025	13,315	13,151	164 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	164 kWh @ \$0.08641/kWh	\$14.17
Fuel Charge	164 kWh @ \$0.03391/kWh	\$5.56
Storm Protection Charge	164 kWh @ \$0.00577/kWh	\$0.95
Clean Energy Transition Mechanism	164 kWh @ \$0.00418/kWh	\$0.69
Storm Surcharge	164 kWh @ \$0.02121/kWh	\$3.48
Florida Gross Receipt Tax		\$1.15
Electric Service Cost		\$46.16

Total Current Month's Charges

\$46.16

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: November 24, 2025
Page 43

Amount Due: \$138.61

Due Date: December 15, 2025

Account #: 221008555171

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

Account Summary

Current Service Period: October 18, 2025 - November 18, 2025

Previous Amount Due	\$83.99
Payment(s) Received Since Last Statement	-\$83.99

Current Month's Charges	\$138.61
-------------------------	----------

Amount Due by December 15, 2025 **\$138.61**

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

Your Energy Insight



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

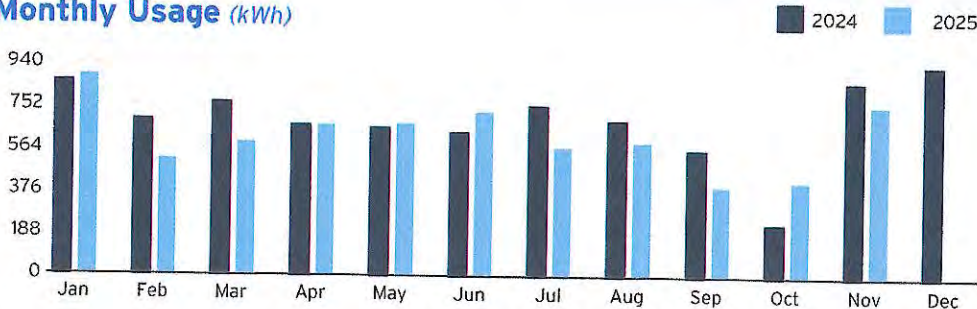


Your average daily kWh used was **71.43% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008555171

Due Date: December 15, 2025

Amount Due: \$138.61

Payment Amount: \$ _____

629162318813

Your account will be
drafted on December 15, 2025

00006274 FTECO111242522442410 00000 02 00000000 13555 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:
11206 CAVALIER PL
A, TAMPA, FL 33626-2676

Page 44
Account #: 221008555171
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Meter Read

Service Period: Oct 18, 2025 - Nov 18, 2025

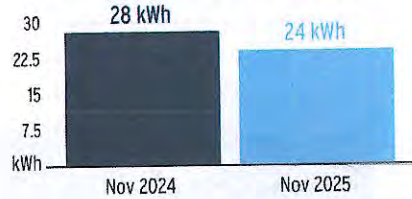
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845980	11/18/2025	31,501	30,742		759 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	759 kWh @ \$0.08641/kWh	\$65.59
	Fuel Charge	759 kWh @ \$0.03391/kWh	\$25.74
	Storm Protection Charge	759 kWh @ \$0.00577/kWh	\$4.38
	Clean Energy Transition Mechanism	759 kWh @ \$0.00418/kWh	\$3.17
	Storm Surcharge	759 kWh @ \$0.02121/kWh	\$16.10
	Florida Gross Receipt Tax		\$3.47
	Electric Service Cost		\$138.61

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$138.61

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All Other

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

Statement Date: November 24, 2025

Amount Due: \$543.49

Due Date: December 15, 2025

Account #: 211031201026

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

Account Summary

Current Service Period: October 18, 2025 - November 18, 2025

Previous Amount Due	\$496.47
Payment(s) Received Since Last Statement	-\$496.47
Current Month's Charges	\$543.49

Amount Due by December 15, 2025 \$543.49

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

Your Energy Insight

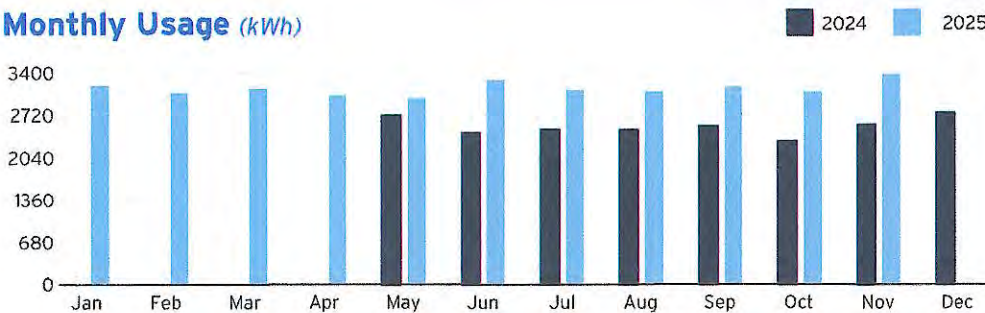
Your average daily kWh used was **28.05% higher** than the same period last year.

Your average daily kWh used was **.94% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211031201026

Due Date: December 15, 2025

Amount Due: \$543.49

Payment Amount: \$ _____

622989484440

Your account will be drafted on December 15, 2025

Pay your bill online at TampaElectric.com

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

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

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

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: November 24, 2025
Charges Due: December 15, 2025

Meter Read

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236522	11/18/2025	51,561		48,196		3,365 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	3,365 kWh @ \$0.08641/kWh	\$290.77
	Fuel Charge	3,365 kWh @ \$0.03391/kWh	\$114.11
	Storm Protection Charge	3,365 kWh @ \$0.00577/kWh	\$19.42
	Clean Energy Transition Mechanism	3,365 kWh @ \$0.00418/kWh	\$14.07
	Storm Surcharge	3,365 kWh @ \$0.02121/kWh	\$71.37
	Florida Gross Receipt Tax		\$13.59
	Electric Service Cost		\$543.49

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$543.49

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

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Phone

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

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

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TampaElectric.com

Phone:

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

Statement Date: November 24, 2025

Page 47

Amount Due: \$312.45

Due Date: December 15, 2025

Account #: 221007862958

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

Account Summary

Current Service Period: October 18, 2025 - November 18, 2025

Previous Amount Due	\$288.46
Payment(s) Received Since Last Statement	-\$288.46

Current Month's Charges	\$312.45
-------------------------	----------

Amount Due by December 15, 2025	\$312.45
---------------------------------	----------

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 **7.27% higher** than the same period last year.

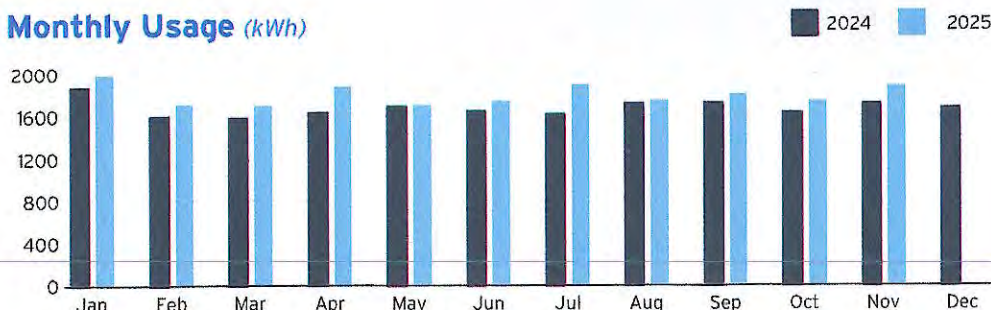


Your average daily kWh used was **1.67% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221007862958

Due Date: December 15, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$312.45

Payment Amount: \$ _____

695827603551

Your account will be drafted on December 15, 2025

00004912 FTECO111242522442410 00000 02 00000000 12193 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

Page 48
Account #: 221007862958
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Meter Read

Meter Location: FOUNTAIN

Service Period: Oct 18, 2025 - Nov 18, 2025

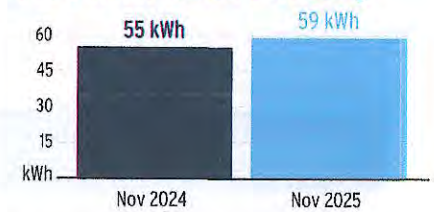
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000679633	11/18/2025	9,669	7,791		1,878 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,878 kWh @ \$0.08641/kWh	\$162.28
	Fuel Charge	1,878 kWh @ \$0.03391/kWh	\$63.68
	Storm Protection Charge	1,878 kWh @ \$0.00577/kWh	\$10.84
	Clean Energy Transition Mechanism	1,878 kWh @ \$0.00418/kWh	\$7.85
	Storm Surcharge	1,878 kWh @ \$0.02121/kWh	\$39.83
	Florida Gross Receipt Tax		\$7.81
	Electric Service Cost		\$312.45

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$312.45

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Bank Draft

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Phone

Toll Free:
866-689-6469

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

Contact Us

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Commercial Customer Care:
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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

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: November 24, 2025

Page 49

Amount Due: \$545.96

Due Date: December 15, 2025

Account #: 221006629085

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

Account Summary

Current Service Period: October 18, 2025 - November 18, 2025

Previous Amount Due	\$492.43
Payment(s) Received Since Last Statement	-\$492.43
Current Month's Charges	\$545.96

Amount Due by December 15, 2025 **\$545.96**

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 **.93% lower** than the same period last year.

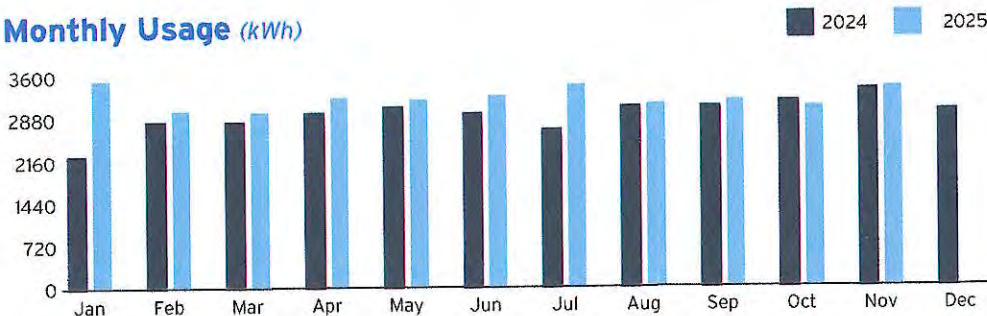


Your average daily kWh used was **.95% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

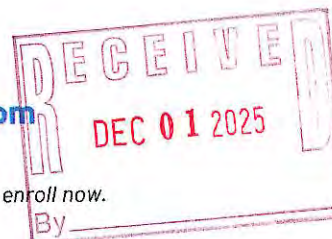
Get details at TampaElectric.com/YourWay.



Pay your bill online at TampaElectric.com

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

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



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

Account #: 221006629085

Due Date: December 15, 2025

Amount Due: \$545.96

Payment Amount: \$ _____

671137394839

Your account will be drafted on December 15, 2025

00006275 FTECO111242522442410 00000 02 00000000 13556 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

Page 50

Account #: 221006629085
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Meter Read

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236552	11/18/2025	87,987	84,606		3,381 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,381 kWh @ \$0.08641/kWh	\$292.15
Fuel Charge	3,381 kWh @ \$0.03391/kWh	\$114.65
Storm Protection Charge	3,381 kWh @ \$0.00577/kWh	\$19.51
Clean Energy Transition Mechanism	3,381 kWh @ \$0.00418/kWh	\$14.13
Storm Surcharge	3,381 kWh @ \$0.02121/kWh	\$71.71
Florida Gross Receipt Tax		\$13.65
Electric Service Cost		\$545.96

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$545.96

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CHECK REQUEST FORM

District Name:	Park Place
Date:	12/2/25
Invoice Number:	120225 REIMB
Please issue a check to:	
Vendor Name:	Windsor Place Property Owners Association, Inc.
Vendor No.:	
Check amount:	\$1,658.15
Please code to:	543018/53600/5006
Check Description/Reason:	OWE RECLAIMED WATER CHARGES TO HOA
Mailing instructions:	Windsor Place Property Owners Association, Inc.
	c/o Greenacre Properties, Inc.
	4131 Gunn Highway
	Tampa, FL 33618
Due Date for Check:	12/2/2025
Requestor:	Teresa Farlow
Manager's review:	

	MONTH										
	January	February	March	April	May	June	July	August	September	October	TOTAL
AMOUNT	\$ 131.68	\$ 116.65	\$ 187.03	\$ 180.64	\$ 168.28	\$ 200.99	\$ 180.55	\$ 146.71	\$ 186.67	\$ 158.95	\$ 1,658.15



Fw: Windsor Place Reclaimed Water Reimbursement by CDD

From Montagna, Angel <Angel.Montagna@inframark.com>

Date Mon 12/1/2025 3:51 PM

To Teresa Farlow <Teresa.Farlow@Inframark.com>

 11 attachments (13 MB)

BOCC - Sept 25.pdf; BOCC Oct 25.pdf; Due from CDD.xlsx; BOCC - Aug 25.pdf; BOCC - Apr 2025.pdf; BOCC - Feb 2025.pdf; BOCC - Jan 2025.pdf; BOCC - July 2025.pdf; BOCC - June 2025.pdf; BOCC - Mar 2025.pdf; BOCC - May 2025.pdf;

From: Dawn Archambault <darchambault@greenacre.com>

Sent: Tuesday, November 18, 2025 11:07 AM

To: Montagna, Angel <angel.montagna@inframark.com>; Newsome, Christina <christina.newsomes@inframark.com>

Cc: Carol Walton <cwalt107@gmail.com>

Subject: Windsor Place Reclaimed Water Reimbursement by CDD

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Hello,

Please see the attached spreadsheet as well as the supporting documentation for what is owed back to Windsor Place for the reclaimed water. We would appreciate you sharing this with the CDD board and getting this resolved at this CDD Meeting.

Please also let me know if there is a reason that the reclaimed water might be shut off as Windsor Place's reclaimed water is not working.

Thank you.

Dawn Archambault, CAM, CMCA
Community Association Manager



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

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

Your Community Documents are available in the portal.



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

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Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Park Place CDD

Board Meeting Date: December 17, 2025

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

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

Approved for payment:

John Weaver
District Manager Signature

12.17.25
Date

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

REVISED 12/17/2025 10:21

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Park Place CDD

Board Meeting Date: December 17, 2025

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

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

Approved for payment:

John Weaver
District Manager Signature

12.17.25
Date

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

REVISED 12/17/2025 10:21

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Park Place CDD

Board Meeting Date: December 17, 2025

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

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

Approved for payment:

John Weaver
District Manager Signature

12.17.25
Date

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

REVISED 12/17/2025 10:21



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

164568

CUSTOMER ID

C2302

PO#**DATE**

11/25/2025

NET TERMS

Due On Receipt

DUE DATE

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	1.24		8.68
Subtotal					8.68

Subtotal	\$8.68
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$8.68
------------------	--------

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.

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
 Sun City Center, FL 335718003
 +18507540311
 liscott@llstax.com

**INVOICE****BILL TO**

Park Place Community
 Development District
 c/o Inframark
 Infrastructure
 Management Services
 5645 Coral Ridge Dr.
 #407
 Coral Springs, FL 33076

INVOICE # 004003**DATE 12/18/2025****DUE DATE 01/17/2026****TERMS Net 30****DESCRIPTION****AMOUNT**

Total Billing for Arbitrage Services in connection with the
 \$2,628,000 Park Place Community Development District
 Special Assessment Refunding and Improvement Bonds, Series
 2021-1 – Rebate Requirement Calculation for the period ended
 April 14, 2025.

600.00**BALANCE DUE****\$600.00**

Thank You For Your Business

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
 Sun City Center, FL 335718003
 +18507540311
 liscott@llstax.com

**INVOICE****BILL TO**

Park Place Community
 Development District
 c/o Inframark
 Infrastructure
 Management Services
 5645 Coral Ridge Dr.
 #407
 Coral Springs, FL 33076

INVOICE # 004004**DATE 12/18/2025****DUE DATE 01/17/2026****TERMS Net 30****DESCRIPTION****AMOUNT**

Total Billing for Arbitrage Services in connection with the
 \$3,704,000 Park Place Community Development District
 Special Assessment Refunding and Improvement Bonds, Series
 2021-2 – Rebate Requirement Calculation for the period ended
 April 14, 2025.

600.00**BALANCE DUE****\$600.00**

Thank You For Your Business

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.: 6285
 Terms: Net 15
 Invoice date: 11/19/2025
 Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	10/15/25 to 11/15/25 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 CDD

Board Meeting Date: December 17, 2025

	Name	Attendance Please X	Paid
1	Cathy Powell	X	\$200.00
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5	Mike Foley	X	\$200.00

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

Approved for payment:

John Weaver
District Manager Signature

12.17.25
Date

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

REVISED 12/17/2025 10:21

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

12/2/2025
10561731
\$2,400.00

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

Due Date
Net 30
1/1/2026

--	--

80% Deposit for 200 Grass Carp Fish.

2,400.00

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

\$2,400.00



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

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

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1163932
Invoice Date	12/3/2025
Due Date	1/2/2026

Service Description	Total
Maintenance Services	\$293.82

Please Pay This Amount

Subtotal	\$293.82
Sales Tax	\$0.00
Total	\$293.82

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Dec 2025 03:36:01PM CST

DISTRICT : PARK PLACE CDD

Go Green! Think before you print.

INVOICE NO. 1163932 - DETAIL

INVOICE DATE: 12/3/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	11/18/2025	4349367	PKPCDD District Area	General Maintenance; Repair the gate handle at the Highland Park (Canopy Dr) playground.	\$0.00	\$225.00	\$68.82	\$0.00	\$293.82	N
				General Maintenance & Repairs Total	\$0.00	\$225.00	\$68.82	\$0.00	\$293.82	
				BWO Total	\$0.00	\$225.00	\$68.82	\$0.00	\$293.82	
				Invoice Total	\$0.00	\$225.00	\$68.82	\$0.00	\$293.82	

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/14/2025</u>
Total Check	<u>\$41,716.39</u>
Payable To	<u>Park Place CDD</u>
Check Amount	<u>\$18,778.55</u>
Check Description	<u>Series 2021-1 FY26 Tax Dist 749</u>
Code To	<u>202-103200-1000</u>
Check Amount	<u>\$22,937.84</u>
Check Description	<u>Series 2021-2 FY26 Tax Dist 749</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino
Authorization

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

8%[illegible]

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/21/2025</u>
Total Check	<u>\$25,483.06</u>
Payable To	<u>Park Place CDD</u>
Check Amount	<u>\$11,471.15</u>
Check Description	<u>Series 2021-1 FY26 Tax Dist 750</u>
Code To	<u>202-103200-1000</u>
Check Amount	<u>\$14,011.91</u>
Check Description	<u>Series 2021-2 FY26 Tax Dist 750</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino
Authorization

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

13%

[illegible]

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/2/2025</u>
Total Check	<u>\$45,128.08</u>
Payable To	<u>Park Place CDD</u>
Check Amount	<u>\$20,314.32</u>
Check Description	<u>Series 2021-1 FY26 Tax Dist 751</u>
Code To	<u>202-103200-1000</u>
Check Amount	<u>\$24,813.76</u>
Check Description	<u>Series 2021-2 FY26 Tax Dist 751</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino
Authorization

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

20%[illegible]

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/5/2025</u>
Total Check	<u>\$363,545.14</u>
Payable To	<u>Park Place CDD</u>
Check Amount	<u>\$163,649.15</u>
Check Description	<u>Series 2021-1 FY26 Tax Dist 753</u>
Code To	<u>202-103200-1000</u>
Check Amount	<u>\$199,895.99</u>
Check Description	<u>Series 2021-2 FY26 Tax Dist 753</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

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

Jonathan Sciortino
Authorization

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

79%

[illegible]

CHECK REQUEST FORM

District Name:	Park Place CDD
Date:	12/10/25
Invoice Number:	Bank Transfer- Wells Fargo to Valley Bank
Please issue a check to:	
Vendor Name:	Park Place CDD
Vendor No.:	V00090 Park Place CDD
Check amount:	\$700,000.00
Please code to:	10320
Check Description/Reason:	Move balance from Wells Fargo to Valley.
Mailing instructions:	Deposit at Valley
Due Date for Check:	
Requestor:	Jonathan Sciortino
Manager's review:	<div>Maestra Simon12/10/25</div>

**MINUTES OF MEETING
PARK PLACE CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT**

The Park Place Community Development District regular meeting of the Board of Supervisors was held on December 17, 2025, and called to order at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa FL 33626.

Present and constituting a quorum were:

Cathy Powell	Board Supervisor, Chairman
Erica Lavina	Board Supervisor, Vice Chairman
Bill Berra	Board Supervisor, Assistant Secretary
Eric Bullard	Board Supervisor, Assistant Secretary

Also present were:

John Weaver	District Manager, Inframark
Leland Wilson	District Counsel
Howard Neal	Field Services Director, Inframark
Robert Dvorak	District Engineer, BDI Engineering
Jason Jaszczak	Environmental Consultant, Advanced Aquatic
Brandon Pitchon	Account Manager, Pine Lake LLC
Jonathan Sciortino	Accountant, Inframark
Residents in attendance	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 11:03 a.m. and roll call was conducted.

A quorum was established.

SECOND ORDER OF BUSINESS Motion to Adopt Agenda

The Board approved the agenda.

On MOTION by Mrs. Powell, seconded by Mr. Berra, with all in favor, the agenda was approved.

THIRD ORDER OF BUSINESS Audience Comments

A resident provided questions to the Board regarding a monthly water bill. The Board reviewed the water bill and noted that Windsor should be billed separately. A request was

made for the Board to review the water billing statements for the last three months to better assess usage and determine an appropriate allocation method.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accounting Staff Report

i. Consideration of November 2025 Financial Statements and Check Register

ii. Consideration of Operations and Maintenances Expenditures for November 2025

The fiscal report was presented and reviewed. The report indicated tax revenue exceeding \$1,000,000. It was noted that most subdivisions are operating under budget. A discussion ensued for reasons why expenditures are under budget. Mrs. Lavina inquired about how to view and input financial information.

On MOTION by Mrs. Lavina, seconded by Mr. Berra, with all in favor, the Board approved the November 2025 financials statements, including operations and maintenance expenditures.

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

The Board approved the meeting minutes for November 19, 2025.

On MOTION by Mrs. Lavina, seconded by Mr. Berra, with all in favor, the Board approved the November 2025 meeting minutes.

C. Aquatics Report

Mr. Jaszak presented his report. The Board discussed the current condition of the ponds and reviewed proposed treatment plans, with emphasis on appropriate timing, resource availability, and necessary preparation requirements.

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD December 2025 Field Inspection Report

b. Mandolin Estates December 2025 Field Inspection Report

c. Mandolin Reserve December 2025 Field Inspection Report

d. Windsor Place December 2025 Field Inspection Report

69
70 Mr. Pitchon and Mr. Neal presented the field inspection reports and gave their updates. Palm
71 tree trimming has been completed, and the annuals will be planted the first week of January.
72 The Board requested that future plantings will include red and white flowers, with
73 consideration for additional colors as well. The flowers at Estate Gates were noted to be in
74 poor condition. Irrigation repairs have been completed in the area and are expected to
75 enhance plant health and will be monitored continuously going forward. Mulch installation is
76 scheduled for the first week of January.
77 The Board discussed installing a memorial plaque or bench for a resident. This item will be
78 discussed further with residents, and the Board will review the matter at the next meeting in
79 January.
80 Turf areas were sprayed where untreated sections were identified for Windsor and Mandalay
81 Reserve and additional treatments are planned. An estimate was requested for palm tree
82 removal. An estimate of \$7,511 was presented for the removal of a fallen pine tree.

On MOTION by Mrs. Powell, seconded by Mr. Bullard, with all in favor, the Board approved the removal of the fallen pine tree in the amount of \$7,511.

83
84 Additional updates were provided to the Board, an "M" was installed near the gate, and a
85 sidewalk inspection was completed.

86 **E. Playground Inspection Report**

87 The playground inspection report was tabled for the next meeting.

88 **F. District Engineer**

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

90 **G. District Counsel**

91 There being none present, the Board moved onto the next business item.

92

93 **H. District Manager**

94

95 **FIFTH ORDER OF BUSINESS Business Items**

96 **A. Consideration of Monument Painting Proposals**

97 **B. Consideration of RealEx Striping Proposal**

98 **C. Consideration of RealEx Streetlight Pole Restoration Proposal**

99 **D. Consideration of Windsor and Mandoline Reserve Palm Removals Proposal**

100 **E. Consideration of Windsor Wall Irrigation Valve Relocation Proposal**

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

G. Consideration of Greensleeve Pond Push Back Proposal

H. Ratification of Pine Lake Mainline Repair Invoice #8658

I. Ratification of Pine Lake Mainline Repair Invoice #8674

J. Consideration of Mandolin Reserve Greensleeve Cul-de-sac Area Proposal

K. Ratification of Mandolin Reserve Mainline Repair Invoice #8659

L. Consideration of Mandolin Estates Mainline Proposal #7464

Head bushes along Racetrack Road were addressed, and irrigation wires in the Racetrack and Fountainhead areas were removed. It was noted that the irrigation systems in those areas are not functioning and require replacement. The Board discussed Pine Lake's interest in identifying a representative from Rain Bird or Hunter to discuss the possibility of installing a new wireless irrigation system.

On MOTION by Mrs. Powell, seconded by Mr. Berra, with all in favor, the Board approved business items A through L.
--

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mrs. Lavina mentioned that Windsor and Mandolin Estates need 3 Stop signs. She discussed the Board wanting to receive quotes and make sure that they match. A discussion was also had regarding if divided highway signs can come down.

Mr. Berra discussed with the Board billing from Green Acres for cleaning of the playground bathroom areas. It was noted that the HOA typically handles this task, and clarification regarding the reason for the additional charges is needed.

SEVENTH ORDER OF BUSINESS

Audience Comments

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

133 **EIGHTH ORDER OF BUSINESS** **Adjournment**

134 There being no further business, the meeting was adjourned at 1:42 p.m.

<p>On MOTION by Mr. Berra, seconded by Mrs. Powell, with all in favor, the meeting was adjourned at 1:42 p.m.</p>

135

136

137

138

139 _____
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:

12/19/2025

Prepared by:

Jason Jaszak, Environmental Consultant

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621



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Sites 15-16 9

Management Summary/Recommendations 10

Site Map 11



Waterway Inspection Report | Page 2

Site Assessments**Pond 1****Comments:**

Site Looks Good

Pond level remains low. Entire exposed bank has been treated with a pre-emergent on 12/19/25. The water level has remained low. No issues were observed with algae, submersed weeds, or shoreline weeds.

**Pond 2****Comments:**

Treatment In Progress

Minimal Algae is present within the pond and treated on 12/19/25.

Reoccurring Algae is due to the small size and shallowness of this pond.

Pre-emergent has been applied to the exposed bank.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 3

Site Assessments**Pond 3****Comments:**

Treatment In Progress

The four phase pond remediation of this pond was completed on 11/26/25. A major reduction of algae was observed after the remediation treatments had been completed.

Pond had minimal Algae and Duckweed present within the pond and treated on 12/19/25.

**Pond 4****Comments:**

Treatment In Progress

Duckweed was seen floating within the pond and treated 12/19/25.

Within the two images erosion can be seen worsening due to French drains that run from the home to the ponds edge. Recommend addressing this situation as soon as possible.



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lakes@advancedaquatic.com

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1-800-491-9621



Waterway Inspection Report | Page 4

Site Assessments**Pond 5****Comments:**

Normal Growth Observed

Pond 5A (Left image)

Minimal Duckweed present and treated within the pond on 12/19/25.

Pond 5B (Right image)

Pond 5b looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased but remains low.

**Pond 6****Comments:**

Normal Growth Observed

Pond is periodically treated for submersed aquatics and algae from the boat.

Boat treatment will take place on 12/22/25.

Previous treatments targeted minimal amounts of submersed weed growth around the shoreline perimeter and positive results were observed.



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lakes@advancedaquatic.com

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

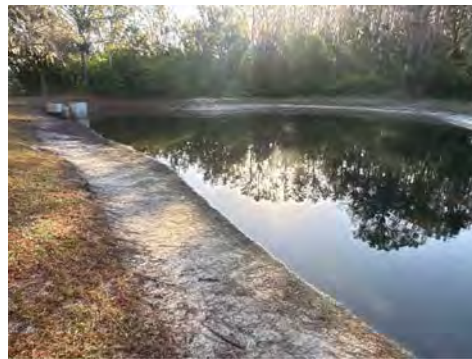


Waterway Inspection Report | Page 5

Site Assessments**Pond 7****Comments:**

Site Looks Good

Pre-emergent has been applied to the exposed bank. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased but remains at a low level.

**Pond 8****Comments:**

Not on Advanced Aquatic maintenance list

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Waterway Inspection Report | Page 6

Site Assessments**Pond 9****Comments:**

Treatment In Progress

Minimal Planktonic algae observed within the pond. Pond has been treated on 12/19/25. No issues were observed with submersed weeds or shoreline weeds. The water level is at a normal level.

**Pond 10****Comments:**

Requires Attention

Picture on the right show the outflow structure of this pond. Someone has dumped mulch, leaves, and branches behind this structure.

Recommend clearing out behind the control structures to prevent the blockage of stormwater run off.

No issues were observed with algae, submersed weeds, or shoreline weeds.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 7

Site Assessments**Pond 11****Comments:**

Treatment In Progress

Minimal Chara and Algae present within the pond and treated on 12/19/25. The pond has remained at a low level. No issues were observed with shoreline weeds.

**Pond 12****Comments:**

Site Looks Good

Pre-emergent has been applied to the exposed bank of the pond. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond has remained at a low level.



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Waterway Inspection Report | Page 8

Site Assessments**Pond 13****Comments:**

Site Looks Good

Pond 13 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low. Previously shoreline weeds and Torpedograss were targeted for treatment and positive results were seen.

**Pond 14****Comments:**

Treatment In Progress

Trace amounts of algae were present and treated within the pond on 12/19/25. No issues were observed with submersed weeds or shoreline weeds. The water level has remained at a low level.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Waterway Inspection Report | Page 9

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.

**Pond 16****Comments:**

Site Looks Good

Pre-emergent has been applied to the exposed bank. 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 has remained low.





www.AdvancedAquatic.com
lakes@advancedaquatic.com

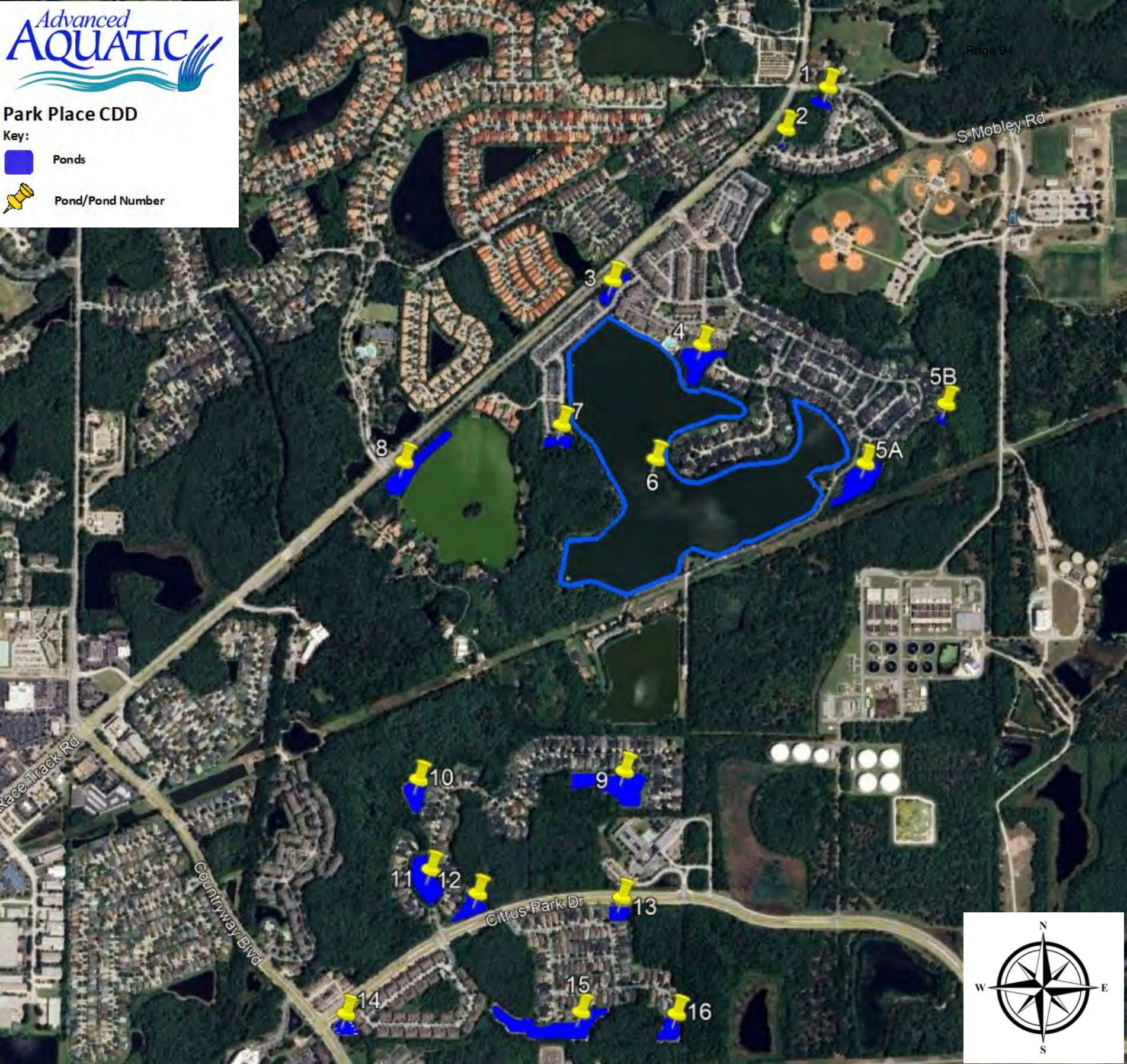
292 S. Military Trail, Deerfield Beach, FL 33442

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

Park Place CDD

Key:

-  Ponds
-  Pond/Pond Number





Highland Park

Field Inspection Report - January 2026

Wednesday, December 31, 2025

Prepared For Board Of Supervisors

12 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

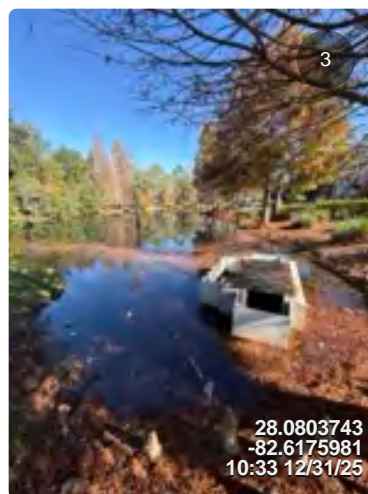
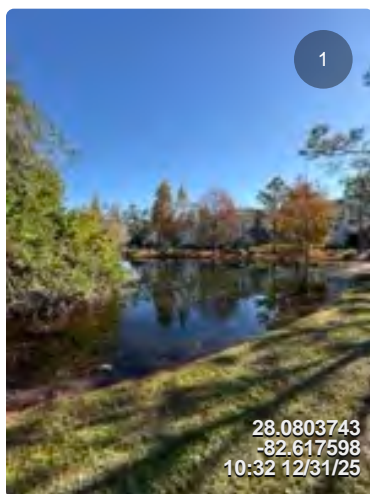
Items 1

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 3 conditions have greatly improved since last inspection. Aerator is operating properly.

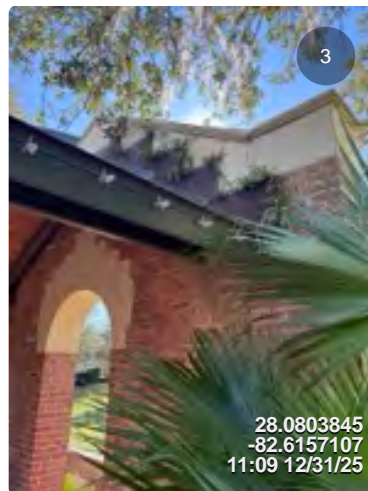
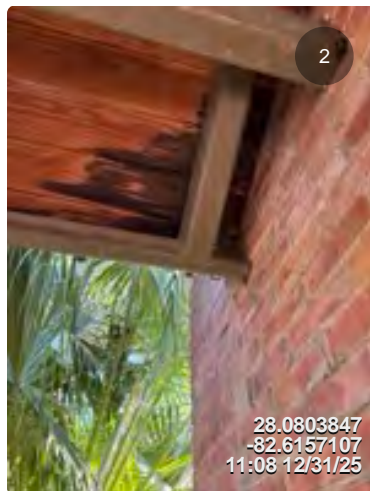
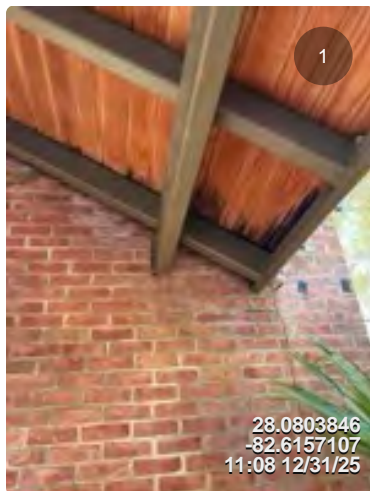
Please continue to police for trash during service.



Items 2

Assigned To: Inframark Maintenance Solutions

The bus stop on Ecclesia Dr. is showing evidence of wood rot. This is typically caused by water intrusion from failed flashing. Observed fern growth on the above area at the roof is more evidence of failed flashing. Please propose to repair flashing and replace compromised lumber.



Items 3

Assigned To: Inframark Maintenance Solutions

Found the missing paver to the stairs behind the bus stop in Ecclesia Dr. Will return to apply proper adhesive and install correctly.



Items 4

Assigned To: Inframark Maintenance Solutions

Splendid Ln. dog station is full and needs bag replacement. Overflow indicates this station might have been missed in routine service.



Items 5

Assigned To: Pinelake

Please continue policing for trash during service in mulch bed medians.



Items 6

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 5 is in good overall condition. Water turbidity is fair and lilies are contained.

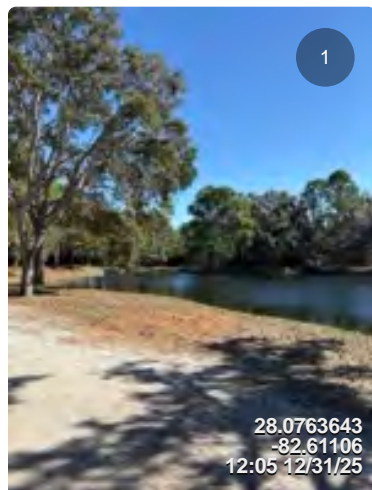


Items 7

Assigned To: Pinelake

Items Completed: Yes

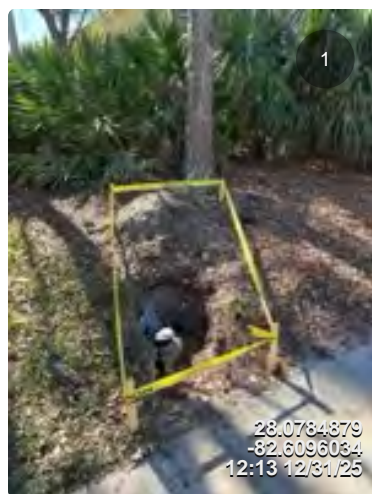
Tree struck by lightning has been removed and ground is flush. Broken branches have also been removed from the pond.



Items 8

Assigned To: Board

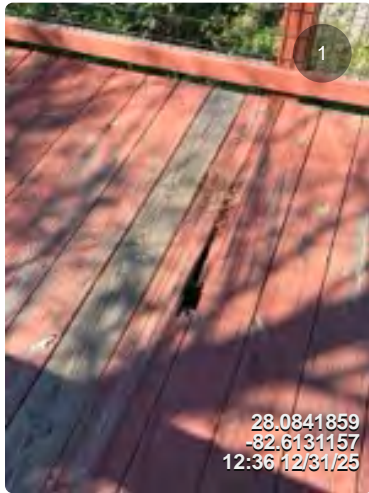
Current stage of the repair made on Canopy Dr.



Items 9

Assigned To: Inframark Maintenance Solutions

Damaged wood planks observed on the bridge along Race Track rd. closer to S. Mobley rd.
Please propose to remove and replace damaged planks from bridge.



Items 10

Assigned To: Pinelake

Items Completed: Yes

Calf Path annuals are taking nicely. Entryway is properly maintained.



Items 11

Assigned To: Inframark Maintenance Solutions

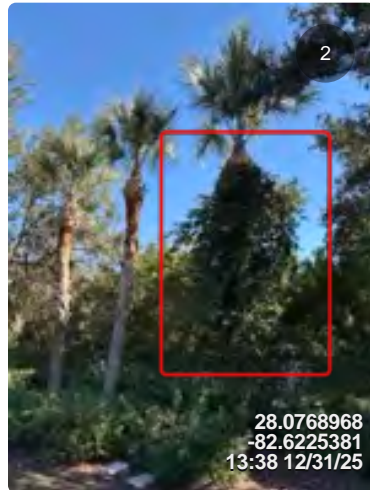
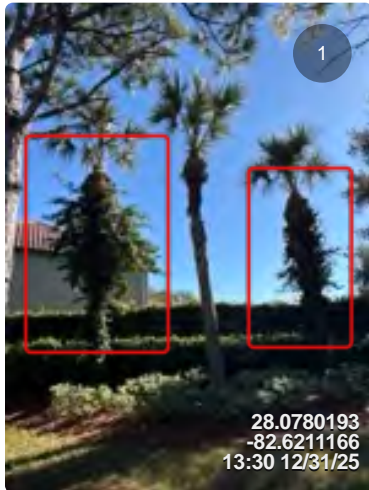
The south bridge along Race Track rd. closer to Calf Path has a missing vertical plank at the entrance. Please replace plank to avoid future damage.



Items 12

Assigned To: Pinelake

Excessive vegetative growth found on palm trees along Race Track rd. Please propose to cut back weeds to leave these palm trees more presentable.





Mandolin Estates

Field Inspection Report - January 2026

Wednesday, December 31, 2025

Prepared For Board Of Supervisors

5 Items Identified

Long Nguyen

Long Nguyen

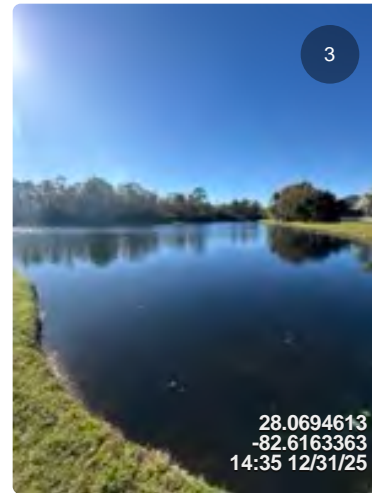
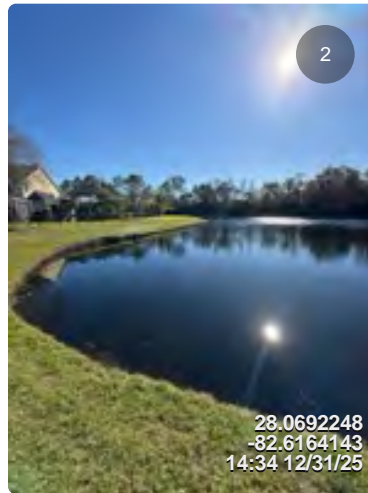
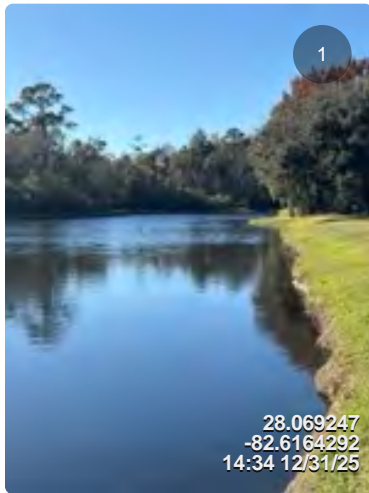
District Inspection Coordinator

Items 1

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 9 is in good overall condition. Water turbidity is fair. Surrounding landscape is properly maintained.



Items 2

Assigned To: Board

Ponding water observed in front of 11640 Renaissance View ct. Recommending engineer services to design an approach and correct the issue.

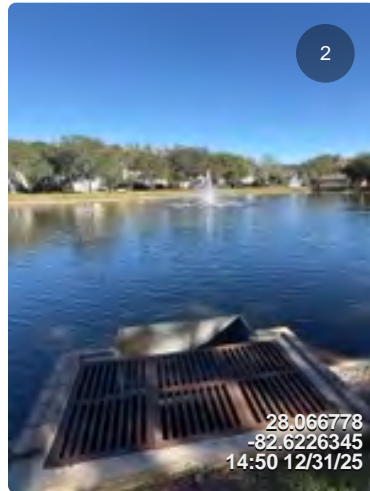
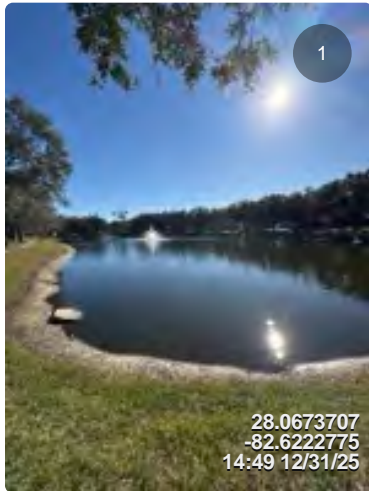


Items 3

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 11 is in good overall condition. Water level is gradually increasing. Control station is clear.



Items 4

Assigned To: Pinelake

Large burrow observed at the front entrance. Please investigate and fill in this area with dirt to avoid further damage.



Items 5

Assigned To: Pinelake

Broken branch found inside the entrance gate from the inbound side. Please cut the stock and remove the broken branch.





Mandolin Reserve

Field Inspection Report - January 2026

Wednesday, December 31, 2025

Prepared For Board Of Supervisors

6 Items Identified

Long Nguyen

Long Nguyen

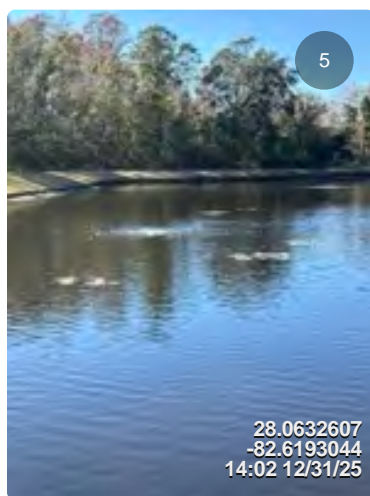
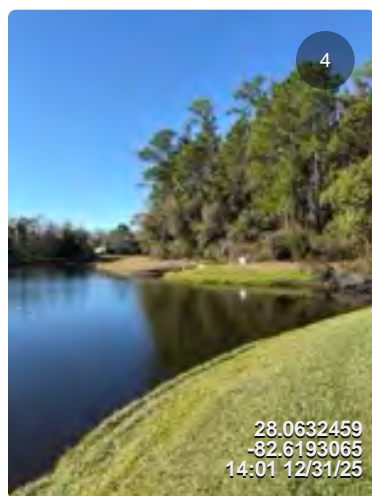
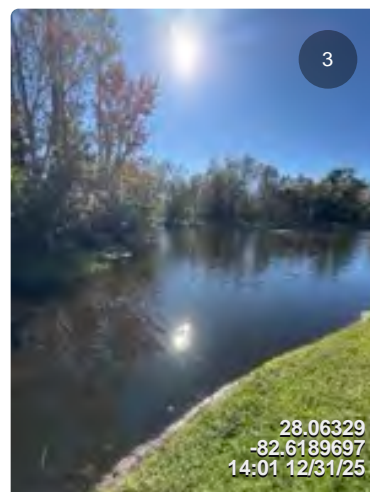
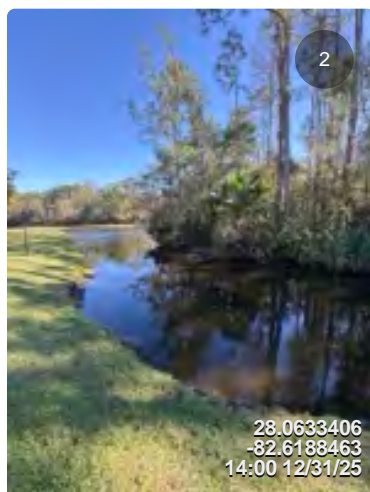
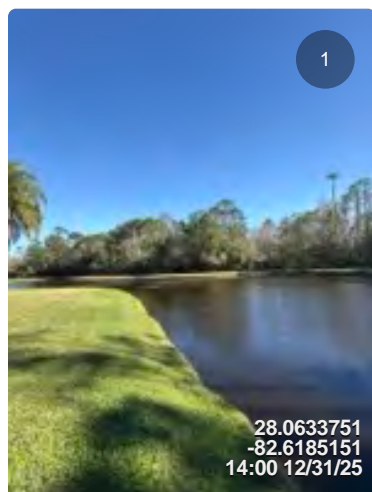
District Inspection Coordinator

Items 1

Assigned To: Advanced Aquatics

Items Completed: Yes

Pond 15 is in good overall condition. Aerators are functioning properly. Observed beginning stage of lily spawn toward south side of pond. Will continue monitoring for further development.

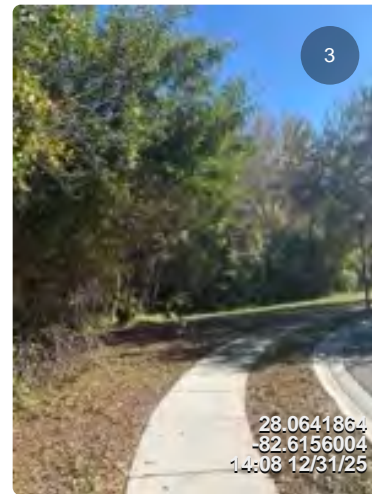
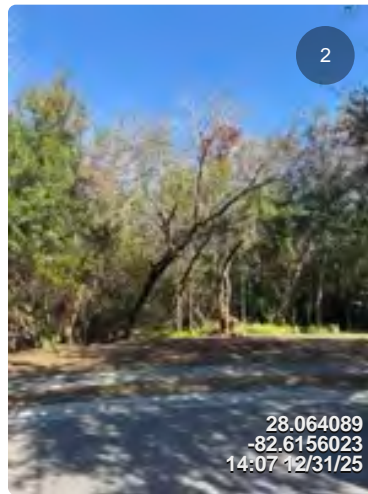
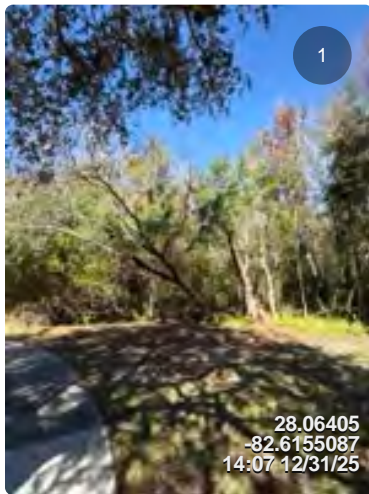


Items 2

Assigned To: Pinelake

Items Completed: Yes

Greensleeve ave. dead end conservation cut back has been completed.



Items 3

Assigned To: Pinelake

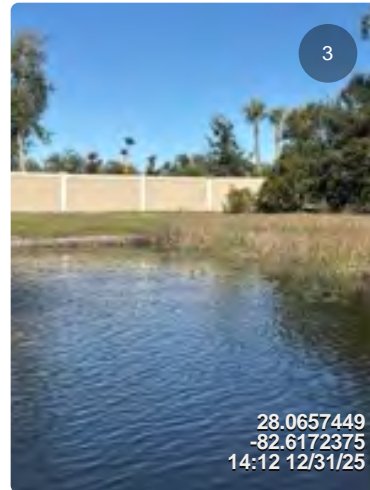
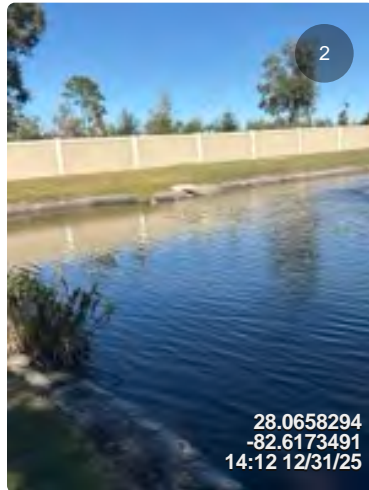
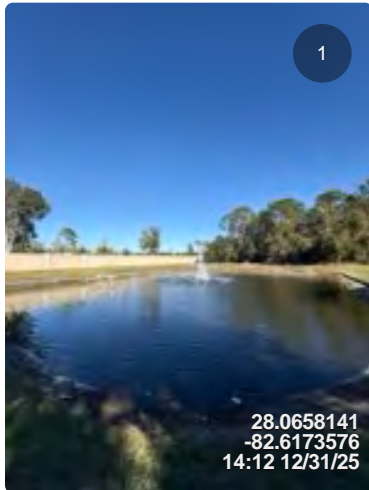
Greensleeve ave. dead end palm trees have been pruned. Dead single palm tree still remains. Please provide a plan to remove to palm stock.



Items 4

Assigned To: Advanced Aquatics

Pond 13 is in decent condition. Observed some shoreline vegetation and lily accumulation at the north side of the pond.



Items 5

Assigned To: Pinelake

Outside the community along Citrus Park dr., there are a few trees that have stabilization posts not functioning properly. Please reinstall posts to proper form or remove them if tree does not require them.



Items 6

Assigned To: Board

Current stage of the irrigation repair at the entrance.





Windsor Place

Field Inspection Report - January 2026

Wednesday, December 31, 2025

Prepared For Board Of Supervisors

4 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: Pinelake

Disconnected irrigation line found in front of the monument at the outbound side. Please investigate the system and ensure it is working properly.



Items 2

Assigned To: Pinelake

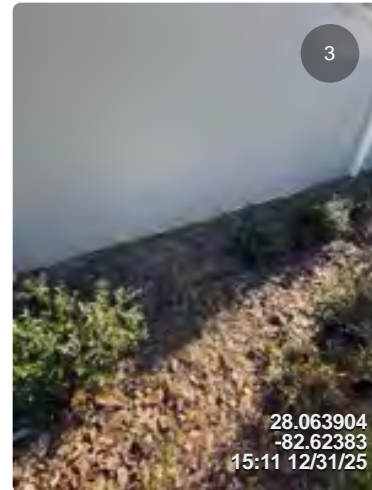
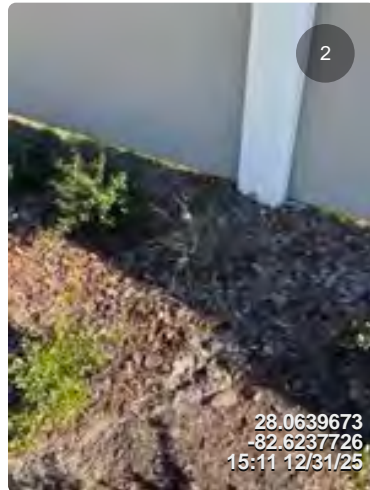
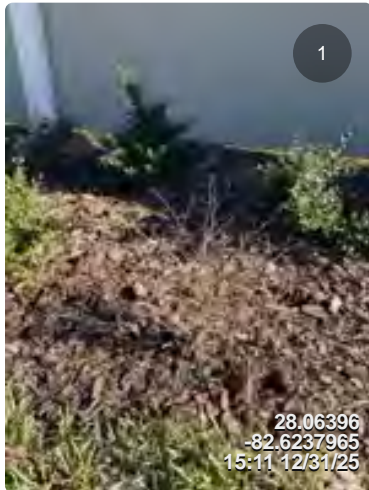
Please treat for weeds in the mulch beds along Citrus Park dr.



Items 3

Assigned To: Pinelake

Found a few dead shillings toward the south end of the Windsor wall closer to Countryway blvd. Please replace dead plant material if still warranted.

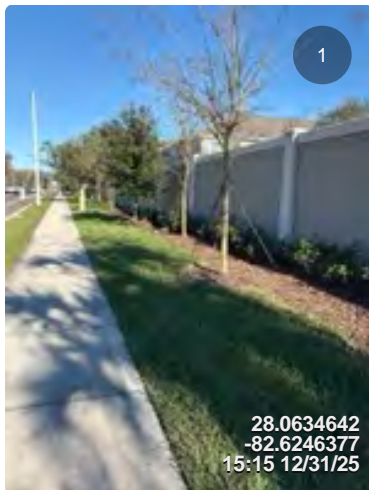


Items 4

Assigned To: Pinelake

Items Completed: Yes

Turf quality appears healthy. Sod is growing in well.





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.

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

Bdaqfk 'VWVS` YWVa_ #/'ai bdaqfkfifa' /Z[VZ 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 ← Priority Level

Two caps missing or not properly secured.

1. Unitary Impact-Attenuating Surfacing (UIAS)

Page 119

	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

Page 121

	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

Page 122

	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"/>

	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.

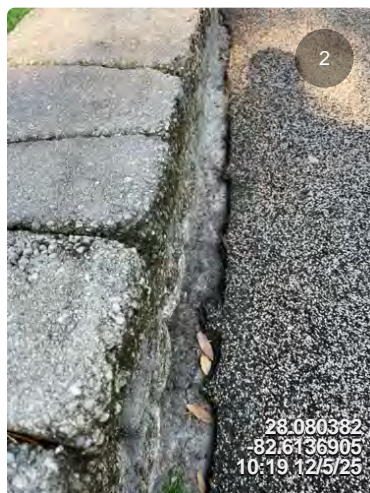


Fig. 5.1-3 - Benches And Waste Containers

Priority Level: 3

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

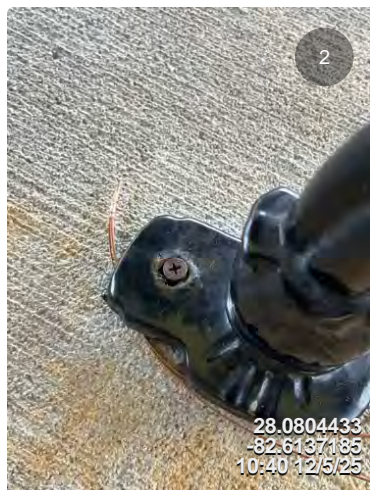




Fig. 6.1 - Fencing

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.

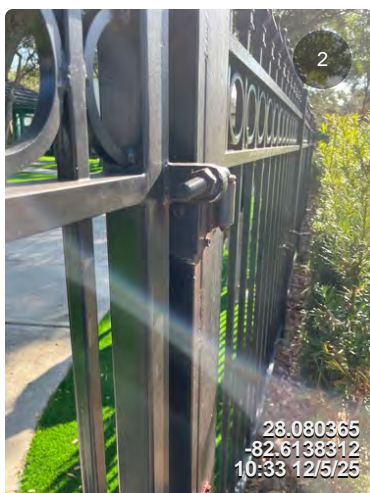




Fig. 6.5 - Fencing

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.

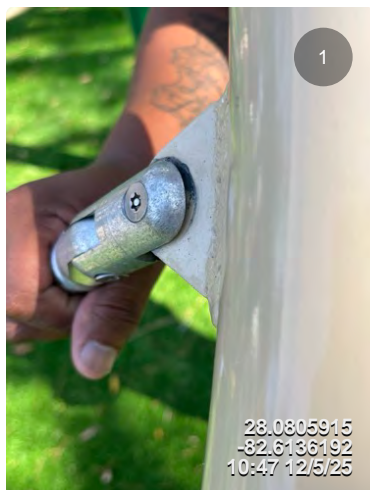


Fig. 8.1-2 - Climbers

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.

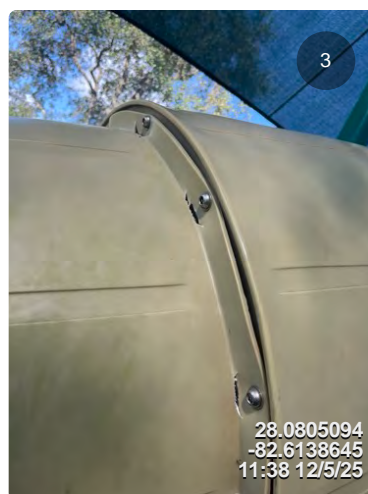
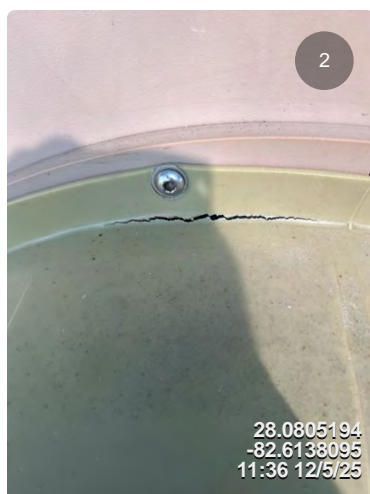
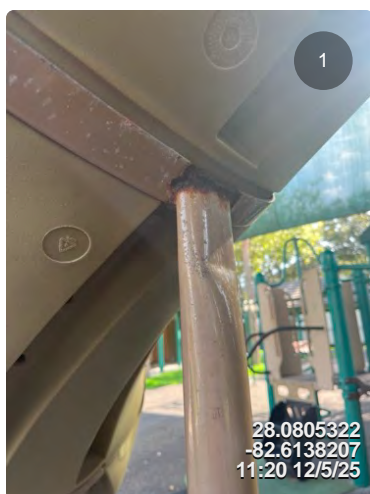




Fig. 15.2-3 - Objects Outside The Use Zones/Overhead Clearance

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.

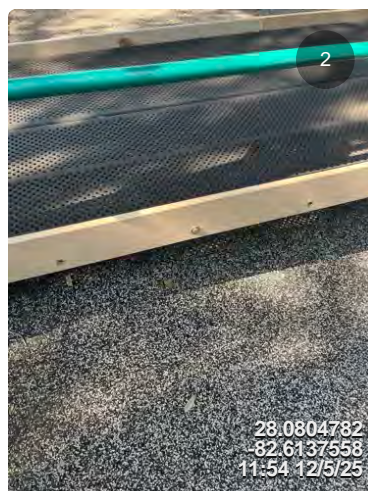


Fig. 16.6 - Composite Structure

Priority Level: 5

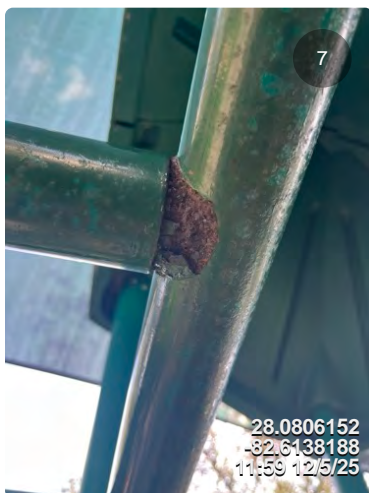
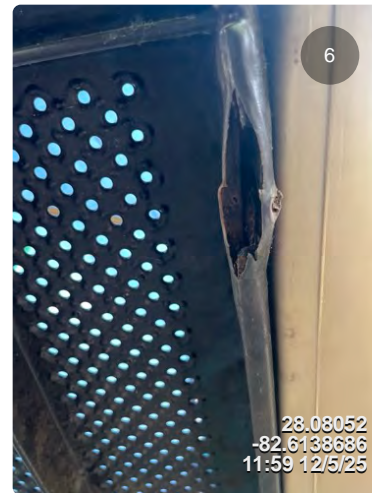
Multiple instances of rusting located underneath bridge.



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.



RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
ASSISTANT TREASURER AND APPOINTING ERIC
DAVIDSON AS ASSISTANT TREASURER OF THE PARK
PLACE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Park Place Community Development District desires to remove Leah Popelka as Assistant Treasurer and appoint Eric Davidson as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.
2. Eric Davidson is appointed Assistant Treasurer.

Adopted this 21st day of January, 2026

Cathy Powell
Chairman

Bill Berra
Secretary



HIGHLAND PARK





Proposal #7278

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

Date 11/13/2025
Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626
Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

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

Park Place CDD- Windsor Wall Irrigation Valve Relocation

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

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Valve Relocation	1.00	EA
Irrigation Enhancement:		\$10,725.00
PROJECT TOTAL:		\$10,725.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction 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 11/13/2025

Pine Lake Services, LLC

By _____
Park Place CDD
Date _____

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

Proposal

Date	Estimate #
10/22/2025	3157

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

			Project	
			Windsor Place POA, Inc.	
Item	Description	Qty	Cost	Total
Irrigation Upgrade	Work to be performed at Front Pond Timer			
	Install new irrigation wiring from Valves 9 through 17. The existing wiring is partially located outside the wall and is a patchwork of connections due to damage from construction work.			
Irrigation Supplies	Ft 12 Gauge 2 conductor wire Installed	500	10.00	5,000.00
Irrigation Upgrade	Relocate valves 12,14,15,16 to Windsor Place side of wall. Valves are currently located under or outside of wall.		2,500.00	2,500.00
NOTE;	Valves 6-9 are currently located inside of wall. Valves 17-20 are currently located inside of wall.			
Please sign and return proposal for acceptance and authorization to proceed with work. Thank You			Total	\$7,500.00

Signature _____

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



Proposal #7279

PPCDD- Bus Stop Enhancement 11/13/25

Date 11/13/2025

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

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

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

PPCDD- Bus Stop Enhancement

- Remove existing plant material and mulch to prep for new landscaping on front, back, and bulletin area.
- Palms will not be touched.
- Install (22) 3g Variegated Shefullera inside fenced area both sides as back tier.
- Install (140)1g Blue Daze inside fenced area both sides as front ground cover tier.
- Install (2) 30g Japanese Blueberry Trees on both ends where holly is currently located inside fenced area.
- Install (90) 3g pringle podocarpus on both sides of backside of bus stop where indian hawthorne is located.
- Install (6) 3g fakahatchee grass to fill in area behind bottlebrush bushes.
- Install (13) 3g red fountain grass on backside of bullentin board.
- Install (15) 3g podocarpus pringles along frontside of bullentin board where sheffulera is currently located.
- Install (70) bags mini pine bark.

Includes irrigation modification in estimate, plants were chosen on hardiness for colder weather

Demo and Prep

Demo and Prep

Items	Quantity	Unit
	Demo and Prep:	\$90.00

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Variegated Sheffulera 3g	22.00	EA

Blue Daze 1g	140.00	EA
Japanese Blueberry 30g	2.00	EA
Pringles Podocarpus 3g	105.00	EA
Red Fountian Grass 3g	13.00	EA
Fakahatchee 3g	6.00	EA
Mulch Pine Bark 3 CuFt Bag	70.00	EA
Irrigation Misc Fittings	1.00	Dollars

Plant Material Install: \$9,919.20

PROJECT TOTAL: **\$10,009.20**

Terms & Conditions

Terms & Conditions

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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

By _____
Brandon Pitchon
 Date 11/13/2025

Pine Lake Services, LLC

By _____
Park Place CDD
 Date _____



**Park Place CDD – Highland Park
Coach Parallel Parking Restriping & Stall Width
Expansion**

Client:	Inframark / Park Place CDD
Project Location:	Coach Drive – Parallel Parking Spaces
Project Duration:	One (1) Day

Scope of Work

Modification and restriping of thirty (30) existing parallel parking spaces located along Coach Drive. Existing parking stalls are currently striped at approximately seven (7) feet in width. Each stall will be expanded to approximately nine (9) feet wide by extending and reconfiguring the existing striping layout. All affected lines will be restriped with a fresh, uniform application of professional-grade traffic striping paint.

Surface Preparation & Application Standards

Pavement surfaces will be cleaned and prepared as required to promote proper adhesion of striping materials. Striping paint will be applied in accordance with manufacturer specifications regarding application thickness, environmental conditions, and curing times to ensure durability under normal vehicular traffic.

Traffic & Access Management

Work will be completed as a one-day operation and sequenced to minimize disruption to residents and vehicular access. Parking spaces will be restriped in controlled sections to avoid unnecessary full-area closures where possible.

Workmanship Warranty

All work is covered by a six (6) month workmanship warranty applicable solely to defects related to striping workmanship and paint application. Warranty excludes fading or wear from normal vehicular use, surface conditions beyond contractor control, chemical exposure, power washing, weather exposure, surface movement, or acts of nature.

PRICING

\$60 per parking stall × 30 stalls

TOTAL PROPOSAL AMOUNT: \$1,800.00 (Lump Sum)

This proposal is submitted for approval and authorization to proceed as outlined above.