

Park Place Community Development District

May 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 219 229 663 094 364 PASSCODE: nn3hc3EV

[JOIN THE MEETING NOW](#)

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1
EXCELLENCE



ACCOUNTABILITY



RESPECT

Park Place Community Development District

Board of Supervisors

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

District Staff

Angel Montagna, District Manager
Leland Wilson, District Counsel
Robert Dvorak, District Engineer
John Fowler, Field Service Manager
Hanna Yi, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

Wednesday, May 20, 2026, at 11:00 a.m.

The Regular Meeting of the Park Place Community Development District will be held on May 20, 2026, at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

<https://teams.microsoft.com/meet/29991381553164?p=Bpu81EzyqE1YuIJVke>

Meeting ID: 299 913 815 553 164 Passcode: Bo2mV3Xj

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. MOTION TO APPROVE THE AGENDA
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. District Engineer
- B. District Counsel
- C. Aquatics Report.....Page 4
- D. Landscape Report
 - i. Field Inspection Reports
 - a. Highland Park CDD May 2026 Field Inspection Report.....Page 15
 - b. Mandolin Estates May 2026 Field Inspection Report.....Page 25
 - c. Mandolin Reserve May 2026 Field Inspection Report.....Page 29
 - d. Windsor Place May 2026 Field Inspection Report.....Page 33
- E. Accounting Staff Report
 - i. April 2026 Financial Statements and Check Register.....Page 36
 - ii. Operations and Maintenances Expenditures for April 2026.....Page 51
- F. Consideration of Minutes from the Meeting Held on April 15, 2026.....Page 132
- G. District Manager

5. BUSINESS ITEMS

- A. Consideration of Inframark Bus Stop Proposal.....Page 138
- B. Consideration of Inframark Gate System Proposal.....Page 143
- C. Consideration of Inframark Pole Replacement Proposal.....Page 159
- D. Consideration of Next Day Signs Mandolin Estates Painting Proposal.....Page 161
- E. Consideration of Next Day Signs Replacement Column Caps Proposal.....Page 165
- F. Consideration of Next Day Signs Column Caps Gate Areas Proposal.....Page 170
- G. Ratification of Pine Lake Irrigation Repair.....Page 175
- H. Announcing the Number of Qualified Voters- 1,634.....Page 180

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

The next meeting is scheduled for Wednesday June 17, 2026 at 11:00 a.m.



Park Place Community Development District

Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Park Place Community Development District

Date:

5/4/2026

Prepared by:

Jason Jaszak, Environmental Consultant

Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621



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Sites 15-16	9

Management Summary/Recommendations	10
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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 looks great. Minimal to no new growth of aquatic weeds and invasive grasses along the exposed sediment. The water level has continued to drop and remains a low level. Treatments will continue to target any new growth on this pond.



Pond 2

Comments:

Site Looks Good

No new growth was observed on this site. Mulch was piled up in front of the outflow in a way that looks as if it was purposely dumped. No dumping of mulch or landscaping debris should occur in this site. This will increase the time table on when the front of the outflow structure should be cleared out to prevent any blockages at the rainy season approaches.



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Site Assessments

Pond 3

Comments:

Site Looks Good

Minimal amounts of algae patches were previously treated. Positive results and a reduction were observed. The patch of Torpedograss in the back left/south western corner continues to decompose and show signs of treatment. Minimal to no new growth of aquatic weeds and invasive grasses were observed. The water level has remained at a normal level.



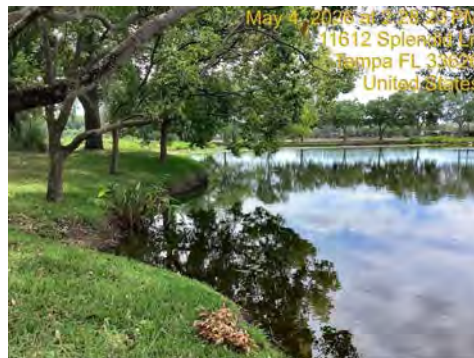
Pond 4

Comments:

Site Looks Good

Minimal to no new invasive aquatic weeds or Torpedograss growth was observed around the perimeter. Previous treatments have kept new growth to a minimum. This pond continues to look great.

Aeration system is operational.



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Site Assessments

Pond 5

Comments:

Site Looks Good

5a- left photo- A minimal amount of Slender Spike Rush was observed on pond 5a. This will be targeted for treatment during the upcoming visits.



5b- right photo- This pond is nearly dry. Minimal to no new growth was observed on this site. Any new growth will be targeted for treatment.



Pond 6

Comments:

Normal Growth Observed

A minimal amount of Naiad growth was observed in a few small patches around the perimeter. Monitoring will continue to see how well the Triploid Grass Carp are able to handle this growth or if additional Carp will be needed. The exposed sediment was previously treated for invasive growth and positive results were seen.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Pond 7 looks great despite the very low water level. Algae has been treated on previous visits and positive results were seen from this. Minimal to no new growth of aquatic weeds or invasive grasses were observed on the exposed sediment. Treatments will continue to target any new growth to keep this to a minimum.



Pond 8

Comments:

Not on Advanced Aquatic maintenance program.

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Site Assessments

Pond 9

Comments:

Site Looks Good

Minimal amounts of algae growth were previously treated and positive results were seen. Pond 9 looks great. Minimal to no new aquatic weed or invasive grass growth was observed. The water level has remained near a normal level.



Pond 10

Comments:

Site Looks Good

Pond 10 looks good overall with only a trace amount of algae present. This new, minimal growth, will be targeted for treatment during the upcoming visit. No other issues were observed and the water level has remained below a normal level.



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Site Assessments

Pond 11

Comments:

Normal Growth Observed

Hydrilla and algae growth were previously treated and positive results were observed. A minimal amount of algae growth remains in the shallow area of the unplanted littoral shelf. This will be targeted for treatment during the upcoming visit.

Fountain was operational.



Pond 12

Comments:

Site Looks Good

Previous treatments have targeted algae growth and minimal shoreline weed/Torpedograss growth. Positive results from both treatments were observed. No issues were observed during this inspection. The water level has continued to drop on this site.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 continues to look good overall. A minimal amount of Torpedograss and Pennyworth growth was observed in the front area of the littoral shelf and will be targeted for treatment during the upcoming visits. Minimal to no aquatic weed or invasive grass growth was observed along the exposed sediment.



Fountain was operational.

Pond 14

Comments:

Site Looks Good

Lilly patch being has been maintained to keep nice and neat and not spreading. Minimal to no aquatic weed or invasive grass growth was observed along the exposed sediment. No issues with algae growth were observed.



Fountain is operational.

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Site Assessments

Pond 15

Comments:

Site Looks Good

Previously a minimal amount of planktonic algae was targeted for treatment and positive results were observed. Minimal to no aquatic weed or invasive grass growth was observed along the exposed sediment. The water level has continued to drop and remain low.



Aeration system was operational.

Pond 16

Comments:

Site Looks Good

Minimal to no aquatic weed or invasive grass growth was observed along the exposed sediment. Previously a minimal amount of algae was targeted for treatment and positive results were observed. The water level has continued to drop and remains at a low level.



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Park Place CDD

Key:

-  Ponds
-  Pond/Pond Number





Highland Park

Field Inspection Report - May 2026

Friday, May 8 2026

Prepared For Board Of Supervisors

26 Items Identified

26 Items Incomplete

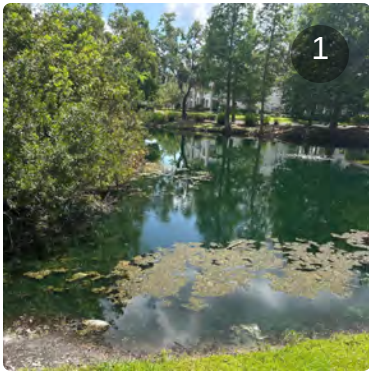
John Fowler

Inframark

Item 1

Assigned To: Advanced Aquatics

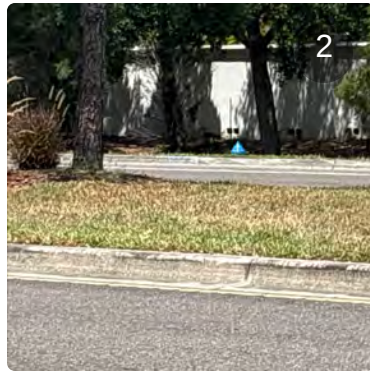
Treat small algae blooms starting to form along waters edge of pond 3.



Item 2

Assigned To: Pine Lake

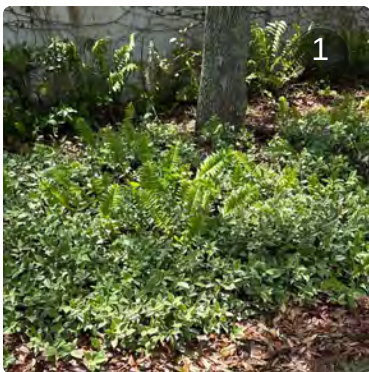
Noting areas of turf that appear dry in the median on Racetrack Rd. I did notice vendor out here looking into this during inspection. What is the latest status with irrigation in this area?



Item 3

Assigned To: Pine Lake

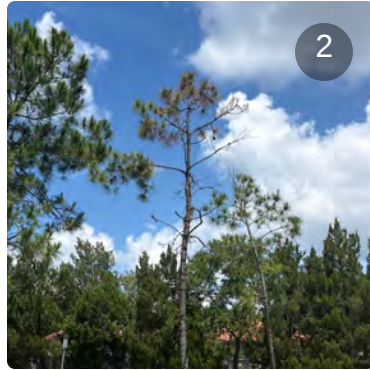
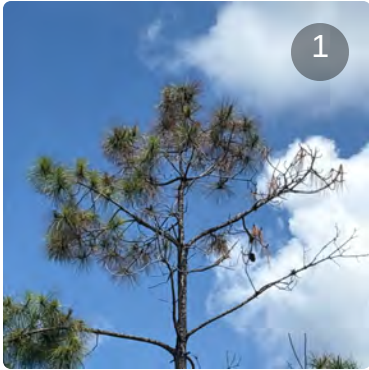
Remove ferns growing within Jasmine on Racetrack Road right of way.



Item 4

Assigned To: Pine Lake

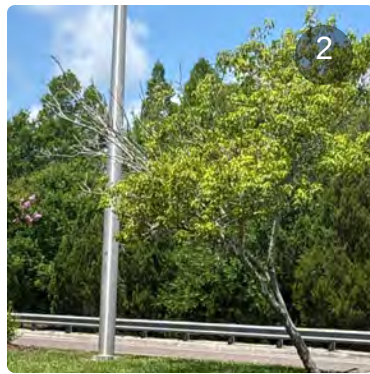
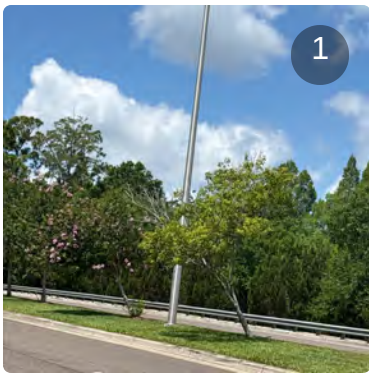
Noting a Pine tree in decline that may need to be removed in the median on Racetrack Road. Investigate and report your findings.



Item 5

Assigned To: Pine Lake

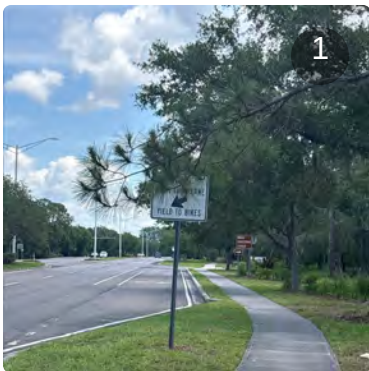
Still need the proposal to straighten and stake two Crepe Myrtles and a Tabebuia tree in median island of Racetrack Road.



Item 6

Assigned To: Pine Lake

Remove the Pine branch that is blocking the right turn lane yields to bike sign on Racetrack Road ROW.



Item 7

Assigned To: Pine Lake

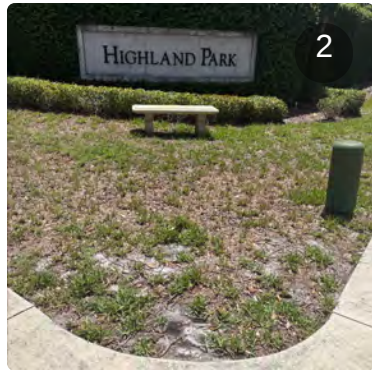
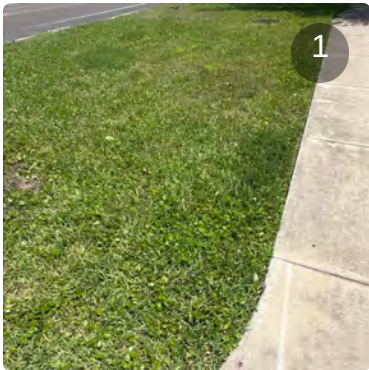
Noting the leaning Holly that is tagged for removal located between pond 3 and Racetrack Rd. ROW. When is it scheduled for removal?



Item 8

Assigned To: Pine Lake

Treat dollar Weed and the turf on the corner intersection of Racetrack Road and Ecclesia Dr. intersection. This is located between the sidewalk and the road. Also, need to diagnose and treat, including irrigation check, for the same area but between the sidewalk and the monument.



Item 9

Assigned To: Pine Lake

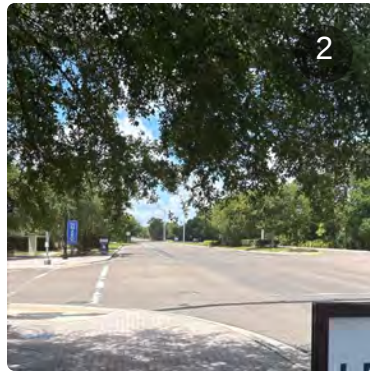
Remove any sucker growth starting to show on Crepe Myrtle trees on Racetrack Road ROW.



Item 10

Assigned To: Pine Lake

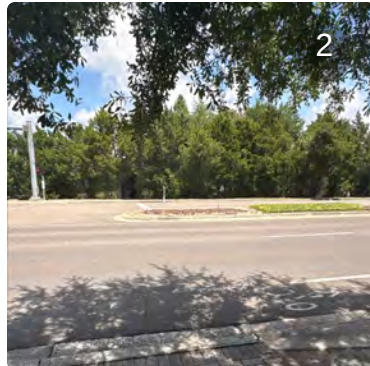
Need to raise Oak canopies approximately 4 feet from branch to the paver sidewalk on the exit corner of Fountainhead Drive at Racetrack Road intersection.



Item 11

Assigned To: Pine Lake

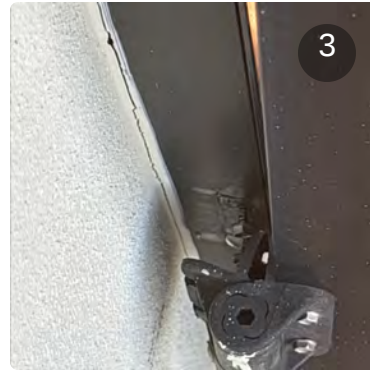
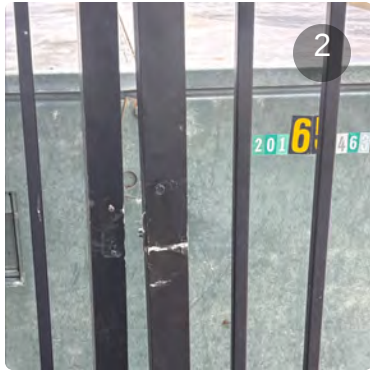
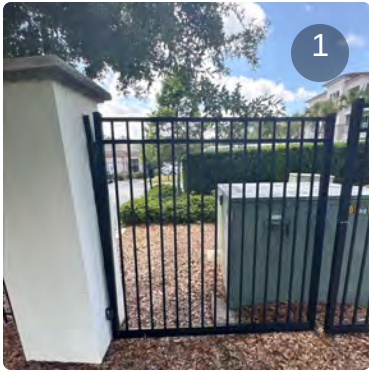
Noting the dead annuals were removed on Racetrack Road median just north of Fountainhead Dr. intersection. Asking if the irrigation issue has been resolved and when can the district expect new annuals?



Item 12

Assigned To: Maintenance Proposal

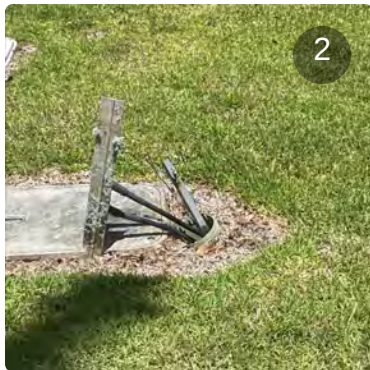
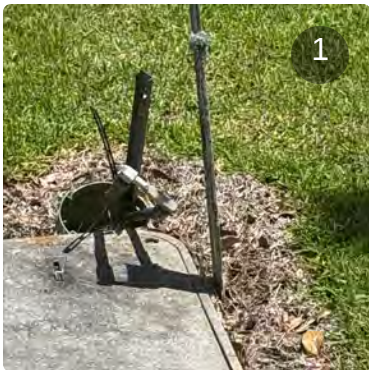
Noting a fence gate is no longer secure to the post, as well as a secure mechanism to hold both gate doors together is no longer in place at the electrical box on Racetrack Road. This is located on the right of way just north of Fountainhead Drive.



Item 13

Assigned To: Maintenance

Noting a telecom box missing on Racetrack Road ROW just north of Fountainhead Drive.



Item 14

Assigned To: Pine Lake

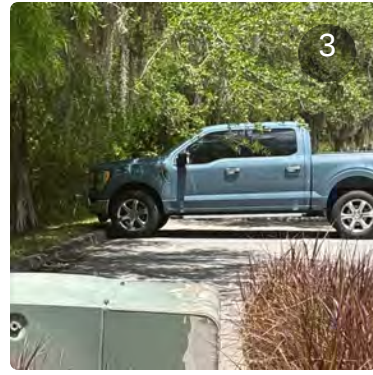
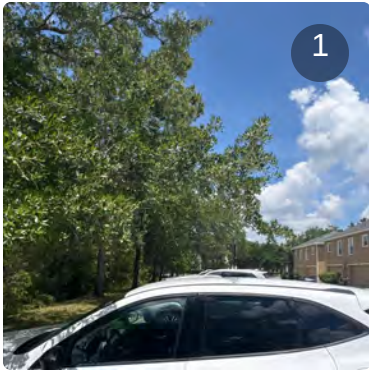
Remove Jasmine vines growing up the power meter box on the exit corner of Fountainhead Drive and Racetrack Road.



Item 15

Assigned To: Pine Lake

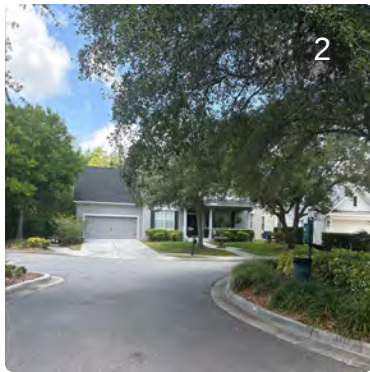
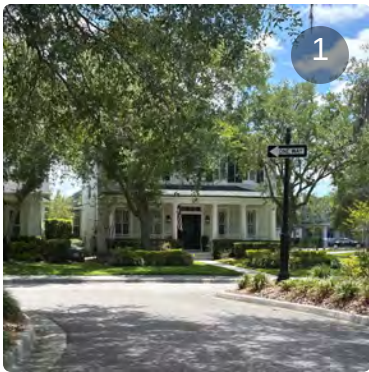
Need to raise the Oak canopies overhanging the parking spots on Cotswolds Dr.



Item 16

Assigned To: Pine Lake

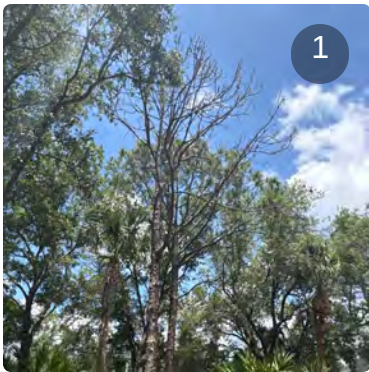
Need to raise the Oak canopy at the turnaround on Splendid Lane.



Item 17

Assigned To: Pine Lake

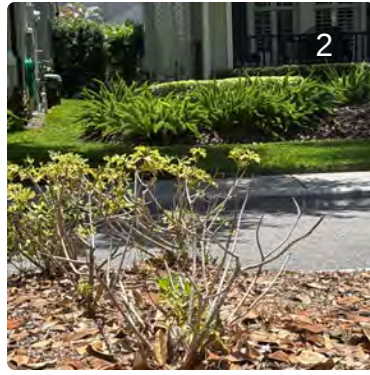
Noting dead Pine tree in the median of Splendid Ln. When is the scheduled for removal?



Item 18

Assigned To: Pine Lake

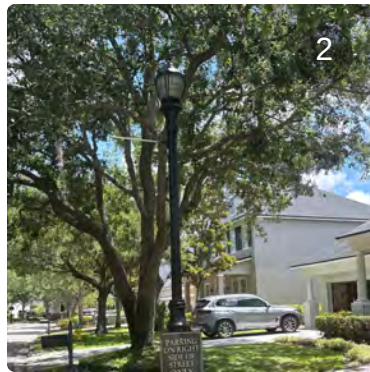
Remove dead material in the Arboricola in the median bed on the Perfect Place.



Item 19

Assigned To: Maintenance

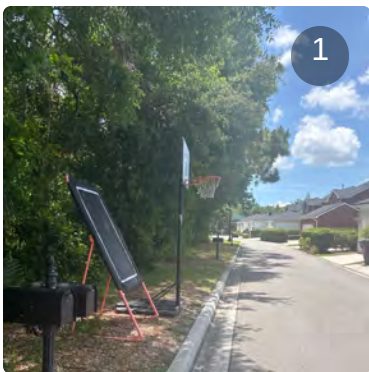
Missing a sign and pole at street light of 14641 Canopy Dr.



Item 20

Assigned To: Maintenance

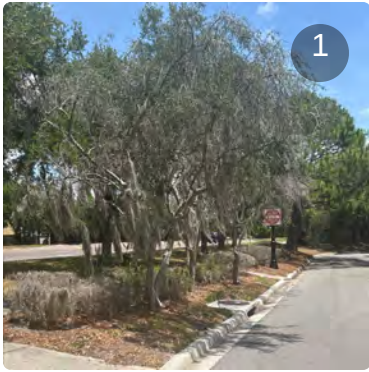
Remove non-approved golf net, baseball back stop, and basketball goal behind the homes between 14745 to 14755 Canopy Dr.



Item 21

Assigned To: Pine Lake

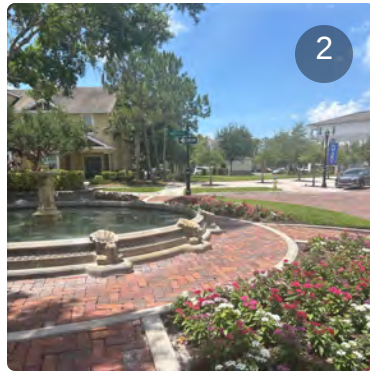
Waiting for a proposal to clean up this area with dead shrubs and trees on Fountainhead Drive and Canopy Rd. intersection next to Racetrack Rd. ROW.



Item 22

Assigned To: Board Information

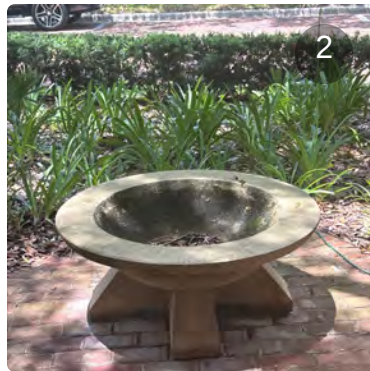
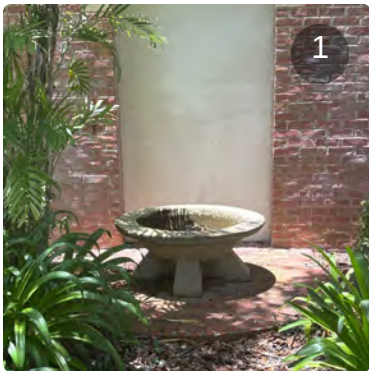
Noting fountain was not on during this inspection at Highlands Park. Also, annuals look good in this area.



Item 23

Assigned To: Pine Lake

Waiting on a proposal for soil and plantings that do not require irrigation at the gazebo for Highlands Park.



Item 24

Assigned To: Pine Lake

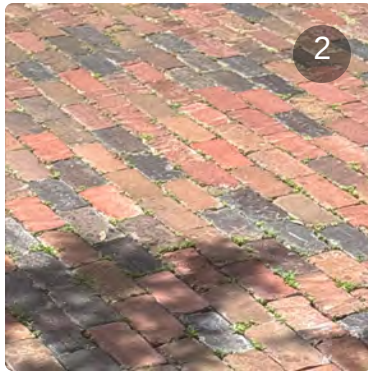
Noting a couple areas at Highland Park where Saint Augustine turf is not thriving. Investigate and report your findings.



Item 25

Assigned To: Pine Lake

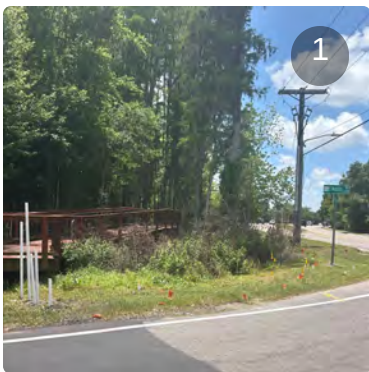
Treat weeds starting to show in between the pavers at the sidewalk at Highlands Park as well as any paver roadways.



Item 26

Assigned To: Pine Lake

Provide a proposal to clear the corner intersection of S. Mobley Rd. and Racetrack Road.





Mandolin Estates

Field Inspection Report - May 2026

Friday, May 8 2026

Prepared For Board Of Supervisors

7 Items Identified

7 Items Incomplete

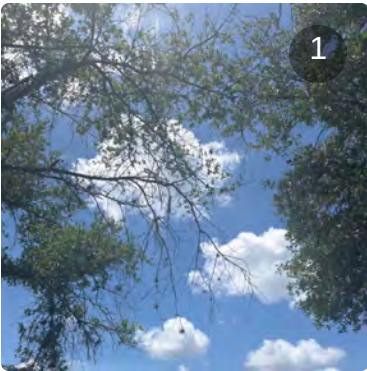
John Fowler

Inframark

Item 1

Assigned To: Pine Lake

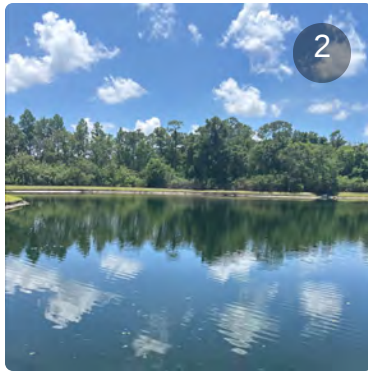
Proposal to clean out deadwood, and a broken hanging branch, in the Oak tree across from 11307 Minaret Dr.



Item 2

Assigned To: Board Information

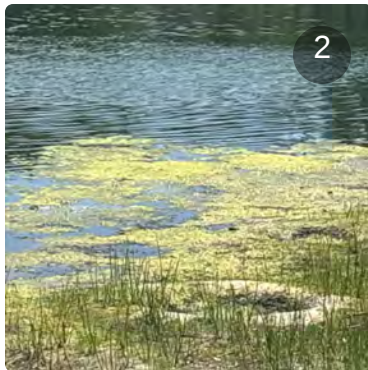
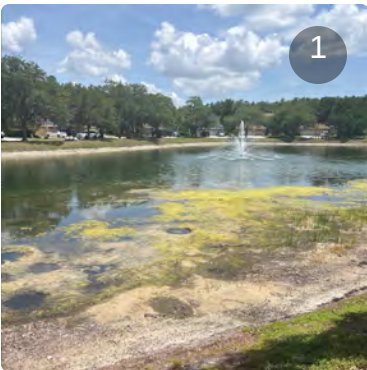
Overall, pond nine looks good during this inspection.



Item 3

Assigned To: Advanced Aquatics

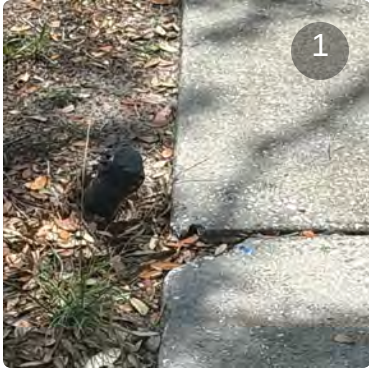
Pond 11 needs treatment along waters edge.



Item 4

Assigned To: Pine Lake

Need to lower irrigation rotor flush to surrounding grade next to sidewalk on Gothic Ln.



Item 5

Assigned To: Pine Lake

Diagnose and treated the declining Coontie in the median island before entering the guard gate.



Item 6

Assigned To: Board Information

Inframark and chair met with sign vendor to prepare proposals for the column caps and monument renovations for the Estates and Reserve.



Item 7

Assigned To: Pine Lake

Irrigation does not appear to be working on the entrance monument at Mandolin Estates. This is both for the raised bed and the turf. Asking for an update on when this will be resolved?





Mandolin Reserve

Field Inspection Report - May 2026

Friday, May 8 2026

Prepared For Board Of Supervisors

7 Items Identified

7 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Board Information

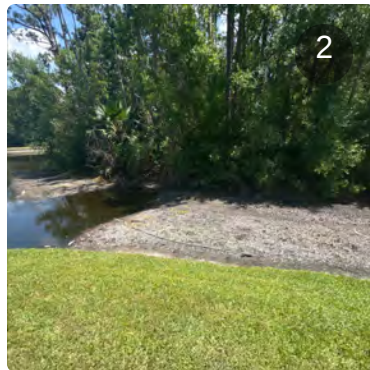
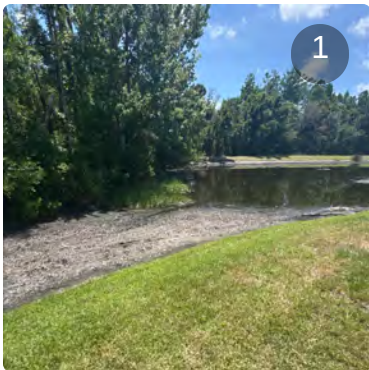
Noting pond 16 is in good condition during this inspection.



Item 2

Assigned To: Board Information

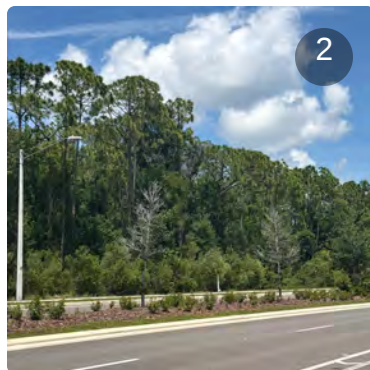
Noting pond 15 water level is low due to current drought.



Item 3

Assigned To: Pine Lake

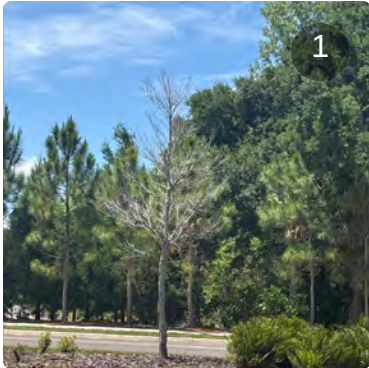
Noting Japanese Blueberry trees have a little bit of growth in the median island of Citrus Park Drive East of Blacksmith Dr. What can be done to improve these?



Item 4

Assigned To: Pine Lake

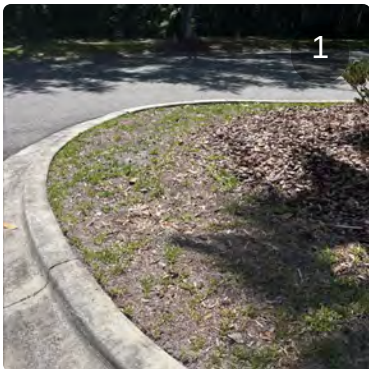
Noting Japanese Blueberry trees are showing no signs of life after monitoring for a couple months in the median island of Citrus Park Drive West of Blacksmith Dr. Need a proposal to remove with a discussion of possible replacement.



Item 5

Assigned To: Pine Lake

Diagnose and treat an area of declining turf in the median island of Blacksmith Drive before entering the guard gate.



Item 6

Assigned To: Maintenance Proposal

Proposal to clean the two benches at pond 15 and 16.

Item 7

Assigned To: Pine Lake

Asking Pine Lake if these stakes are safe to remove now for palms in the median island of Citrus Park Drive between Windsor Place and Mandolin Reserve?





Windsor Place

Field Inspection Report - May 2026

Friday, May 8 2026

Prepared For Board Of Supervisors

5 Items Identified

5 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Pine Lake

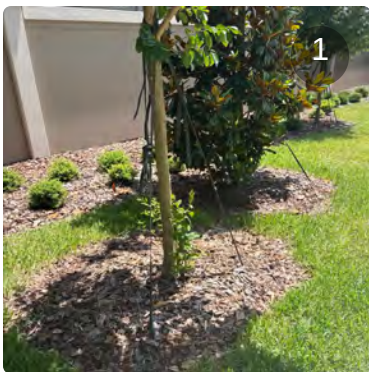
Need to repair a broken drip coupling on Citrus Park Dr. ROW near Windsor Park entrance.



Item 2

Assigned To: Pine Lake

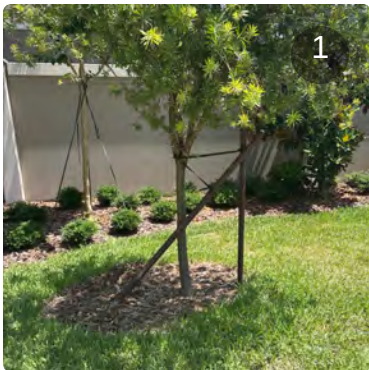
Remove any sucker growth off the new Crepe Myrtles on Citrus Park Dr. ROW.

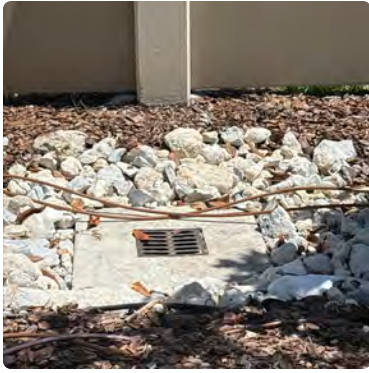


Item 3

Assigned To: Pin

Reattach a stake on one tree and a strap for another tree on Citrus Park Dr. ROW





Item 4

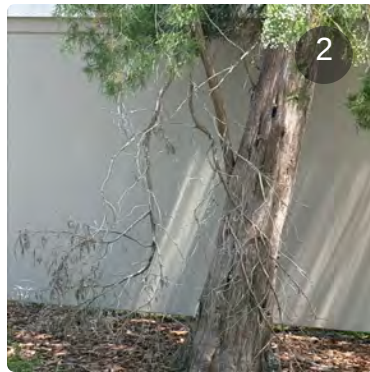
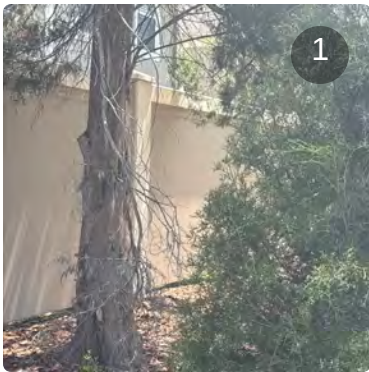
Assigned To: Pine Lake

Need a proposal to redirect the drip line under ground where new grates and rip rap were installed on Citrus Park Dr. ROW.

Item 5

Assigned To: Pine Lake

Noting low branch that should be removed off a Cedar tree on Citrus Park Dr. ROW.



***Park Place
Community
Development
District***

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 14,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,707
Cash In Bank	599,131	-	-	-	-	-	-	599,131
Accounts Receivable - Other	327	-	-	-	-	-	-	327
Due From Other Funds	4,737	2,370	-	-	-	-	-	7,107
Investments:								
Acquisition & Construction Account	-	-	-	1,430	120,789	-	-	122,219
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	342,930	429,212	-	-	-	-	772,142
Prepaid Items	241	-	-	-	-	-	-	241
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	-	-	-	-	-	-	767,413	767,413
Amount To Be Provided	-	-	-	-	-	-	3,639,587	3,639,587
TOTAL ASSETS	\$ 619,143	\$ 345,307	\$ 429,212	\$ 1,430	\$ 120,789	\$ 14,086,199	\$ 4,407,000	\$ 20,009,080
LIABILITIES								
Accounts Payable	\$ 17,895	\$ -	\$ -	\$ 4,456	\$ -	\$ -	\$ -	22,351
Bonds Payable	-	-	-	-	-	-	4,407,000	4,407,000
Due To Other Funds	-	-	7,107	-	-	-	-	7,107
TOTAL LIABILITIES	17,895	-	7,107	4,456	-	-	4,407,000	4,436,458

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1	SERIES 2021-2	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Nonspendable:								
Prepaid Items	241	-	-	-	-	-	-	241
Deposits	10,777	-	-	-	-	-	-	10,777
Restricted for:								
Debt Service	-	345,307	422,105	-	-	-	-	767,412
Capital Projects	-	-	-	-	120,789	-	-	120,789
Assigned to:								
Operating Reserves	250,112	-	-	-	-	-	-	250,112
Unassigned:	340,118	-	-	(3,026)	-	14,086,199	-	14,423,291
TOTAL FUND BALANCES	601,248	345,307	422,105	(3,026)	120,789	14,086,199	-	15,572,622
TOTAL LIABILITIES & FUND BALANCES	\$ 619,143	\$ 345,307	\$ 429,212	\$ 1,430	\$ 120,789	\$ 14,086,199	\$ 4,407,000	\$ 20,009,080

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,107	\$ 10,107	0.00%
Interest - Tax Collector	-	1,399	1,399	0.00%
Special Assmnts- Tax Collector	879,561	881,101	1,540	100.18%
Other Miscellaneous Revenues	-	200	200	0.00%
TOTAL REVENUES	879,561	892,807	13,246	101.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	14,000	6,800	7,200	48.57%
ProfServ-Trustee Fees	2,000	-	2,000	0.00%
District Counsel	17,500	2,507	14,993	14.33%
District Engineer	17,500	35,323	(17,823)	201.85%
District Manager	52,500	10,208	42,292	19.44%
Accounting Services	31,000	23,013	7,987	74.24%
Auditing Services	5,500	-	5,500	0.00%
Email services	1,500	713	787	47.53%
Postage, Phone, Faxes, Copies	300	79	221	26.33%
General Liability	18,930	12,671	6,259	66.94%
Public Officials Insurance	7,100	4,752	2,348	66.93%
Legal Advertising	1,000	300	700	30.00%
Bank Fees	300	263	37	87.67%
Payroll Services	-	46	(46)	0.00%
Postage and Resident Notices	300	-	300	0.00%
Website Administration	2,845	1,042	1,803	36.63%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	172,550	97,892	74,658	56.73%
<u>Utility Services</u>				
Utility- Water/Waste	9,000	32,317	(23,317)	359.08%
Utility- Electric	93,000	51,567	41,433	55.45%
Streetlights	433	-	433	0.00%
Total Utility Services	102,433	83,884	18,549	81.89%
<u>Landscape Services</u>				
Park Facility Janitorial	11,400	3,900	7,500	34.21%
Contracts-Aquatic Control	40,958	21,960	18,998	53.62%
Aquatic Maintenance	2,042	3,120	(1,078)	152.79%
Stormwater Assessment	13,000	-	13,000	0.00%
Storm Drain Maintenance	1,650	-	1,650	0.00%
R&M-Other Landscape	500	-	500	0.00%
Contract- Landscape Highland Park	131,950	50,206	81,744	38.05%
Contract Landscape- Racetrack Road	23,600	11,271	12,329	47.76%
Contract- Landscape	88,404	95,891	(7,487)	108.47%
Amenity R&M	7,100	85,353	(78,253)	1202.15%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Plant Replacement Program	28,500	20,966	7,534	73.56%
Miscellaneous Maintenance	500	-	500	0.00%
Irrigation Maintenance	38,000	89,637	(51,637)	235.89%
R&M- Ponds	10,000	4,298	5,702	42.98%
Capital Reserve	53,032	1,410	51,622	2.66%
Total Landscape Services	450,636	388,012	62,624	86.10%
<u>Other Physical Environment</u>				
Park Facility Janitorial	950	909	41	95.68%
Off Duty Sheriff's Deputies	1,467	-	1,467	0.00%
Gate Phone	5,000	3,002	1,998	60.04%
R&M-Streetlights	4,500	16,490	(11,990)	366.44%
R&M-Fountain	4,500	3,200	1,300	71.11%
Sidewalk, Pavement, Signage R&M	13,500	23,338	(9,838)	172.87%
R&M-Pressure Washing	17,900	-	17,900	0.00%
Amenity R&M	1,500	2,600	(1,100)	173.33%
Decorative Light Maintenance	4,125	-	4,125	0.00%
R&M-Entrance Monuments, Gates, Walls	2,500	7,943	(5,443)	317.72%
R&M - Amenity Center	5,000	3,386	1,614	67.72%
R&M-Sidewalk, Pavement, Signage	14,000	3,600	10,400	25.71%
Miscellaneous Maintenance	6,000	2,911	3,089	48.52%
Misc-Contingency	8,000	1,225	6,775	15.31%
Holiday Lighting & Decorations	28,000	26,000	2,000	92.86%
Capital Improvements	6,000	-	6,000	0.00%
Total Other Physical Environment	122,942	94,604	28,338	76.95%
<u>Reserves</u>				
Misc-Contingency	31,000	23,087	7,913	74.47%
Total Reserves	31,000	23,087	7,913	74.47%
TOTAL EXPENDITURES & RESERVES	879,561	687,479	192,082	78.16%
Excess (deficiency) of revenues Over (under) expenditures	-	205,328	205,328	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		395,920		
FUND BALANCE, ENDING		\$ 601,248		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2021-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,949	\$ 3,949	0.00%
Special Assmnts- Tax Collector	266,588	270,131	3,543	101.33%
TOTAL REVENUES	266,588	274,080	7,492	102.81%
EXPENDITURES				
Debt Service				
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	-	256,286	256,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		89,021		
FUND BALANCE, ENDING		\$ 345,307		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
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	\$ -	\$ 5,077	\$ 5,077	0.00%
Special Assmnts- Tax Collector	331,426	329,962	(1,464)	99.56%
TOTAL REVENUES	331,426	335,039	3,613	101.09%
<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	-	306,326	306,326	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		115,779		
FUND BALANCE, ENDING		\$ 422,105		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2021-1 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 29	\$ 29	0.00%
TOTAL REVENUES	-	29	29	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29	29	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(3,055)		
FUND BALANCE, ENDING		\$ (3,026)		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2021-2 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,426	\$ 2,426	0.00%
TOTAL REVENUES	-	2,426	2,426	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,426	2,426	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		118,363		
FUND BALANCE, ENDING		\$ 120,789		

Bank Account Statement

Park Place CDD

Tuesday, May 5, 2026

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Bank Account No. 0309

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	599,131.11	Statement Balance	645,577.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	645,577.11
Subtotal	599,131.11	Outstanding Checks	-46,446.00
Negative Adjustments	0.00	Ending Balance	599,131.11
Ending G/L Balance	599,131.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
04/07/2026		JE000803	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	35,762.43	35,762.43	0.00
04/23/2026		JE000804	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	156.92	156.92	0.00
04/13/2026		JE000815	Miscellaneous Revenues	Gate Remote	50.00	50.00	0.00
04/30/2026		JE000816	Interest - Investments	Interest Revenue 04/26	1,983.64	1,983.64	0.00
04/24/2026		JE000814	Email services	Return of Ck #100026 for	99.00	99.00	0.00
04/24/2026		JE000817	Email services	Return of Ck #100026 for	99.00	99.00	0.00
Total Deposits					38,150.99	38,150.99	0.00
Checks							0.00
03/12/2026	Payment	100016	BRLETIC DVORAK, INC	Inv: 2332	-660.00	-660.00	0.00
03/30/2026	Payment	300034	HILLSBOROUGH COUNTY	Inv: 032326-2640-ACH	-102.74	-102.74	0.00
03/30/2026	Payment	300035	HILLSBOROUGH COUNTY	Inv: 032326-4478-ACH	-140.01	-140.01	0.00
04/02/2026	Payment	300040	HILLSBOROUGH COUNTY FLORIDA	Inv: 032326-10000	-99.80	-99.80	0.00
04/02/2026	Payment	300041	HILLSBOROUGH COUNTY FLORIDA	Inv: 032326-9190	-90.41	-90.41	0.00
04/02/2026	Payment	300042	HILLSBOROUGH COUNTY FLORIDA	Inv: 032326-6474	-12.79	-12.79	0.00
04/08/2026	Payment	100021	INFRAMARK LLC	Inv: 1166062, Inv: 1166068,	-85,353.33	-85,353.33	0.00
04/08/2026	Payment	100022	TIMES PUBLISHING COM	Inv: 82602-032526	-299.50	-299.50	0.00
04/08/2026	Payment	100023	GATE PROS, INC.	Inv: 11225	-275.00	-275.00	0.00
04/08/2026	Payment	100024	PINE LAKE SERVICES	Inv: 9656	-22,194.00	-22,194.00	0.00
04/08/2026	Payment	100025	CITY-WIDE CLEANING LLC	Inv: 19963, Inv: 20022	-1,100.00	-1,100.00	0.00

Bank Account Statement

Park Place CDD

Tuesday, May 5, 2026

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Bank Account No. 0309

Statement No. 04-26

Statement Date

04/30/2026

Date	Type	Check No.	Description	Inv. No.	Debit	Credit	Balance
04/08/2026	Payment	100026	COMPLETE I.T. CORP	Inv: 19650	-99.00	-99.00	0.00
04/08/2026	Payment	100027	ASSOCIATION LEGAL, LLC	Inv: 17556	-70.00	-70.00	0.00
04/14/2026	Payment	1022	PARK PLACE CDD	Check for Vendor V00090	-14,490.37	-14,490.37	0.00
04/15/2026	Payment	300044	FRONTIER ACH	Inv: 032226-6195-ACH	-227.34	-227.34	0.00
04/15/2026	Payment	100028	DOORKING INC.	Inv: 2733655	-482.90	-482.90	0.00
04/16/2026	Payment	300045	TECO -ACH	Inv: 032626-2958-ACH	-294.75	-294.75	0.00
04/16/2026	Payment	300046	TECO -ACH	Inv: 032626-1026-ACH	-520.35	-520.35	0.00
04/16/2026	Payment	300047	TECO -ACH	Inv: 032626-9085-ACH	-515.33	-515.33	0.00
04/16/2026	Payment	300048	TECO -ACH	Inv: 032626-5171-ACH	-132.44	-132.44	0.00
04/16/2026	Payment	300049	TECO -ACH	Inv: 032626-0208-ACH	-42.99	-42.99	0.00
04/20/2026	Payment	100030	PINE LAKE SERVICES	Inv: 9496	-2,860.00	-2,860.00	0.00
04/21/2026	Payment	300050	TECO -ACH	Inv: 040726-0091-ACH	-5,260.81	-5,260.81	0.00
04/27/2026	Payment	300051	FRONTIER ACH	Inv: 040126-6195-ACH	-163.16	-163.16	0.00
04/28/2026	Payment	300053	BOCC - HILLSBOROUGH COUNTY	Inv: 041326-9022	-23.46	-23.46	0.00
04/29/2026	Payment	100032	INFRAMARK LLC	Inv: 177165	-67.60	-67.60	0.00
04/29/2026	Payment	100035	CITY-WIDE CLEANING LLC	Inv: 20081	-545.00	-545.00	0.00
04/24/2026		JE000814	Email services	Return of Ck #100026 for	-99.00	-99.00	0.00
Total Checks					-136,222.08	-136,222.08	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/04/2026	Payment	300000	BOCC - HILLSBOROUGH COUNTY	Inv: 011426-7596-ACH			-9,304.34
03/02/2026	Payment	300019	HILLSBOROUGH COUNTY FLORIDA	Inv: 021226-7596-ACH			-9,234.49
03/13/2026	Payment	300021	BOCC - HILLSBOROUGH COUNTY	Inv: 022026-4478-ACH			-106.34
03/13/2026	Payment	300022	BOCC - HILLSBOROUGH COUNTY	Inv: 022026-6474-ACH			-21.32
03/16/2026	Payment	300023	BOCC - HILLSBOROUGH COUNTY	Inv: 022326-2640-ACH			-37.93
03/16/2026	Payment	300024	BOCC - HILLSBOROUGH COUNTY	Inv: 022326-9190-ACH			-93.25
03/16/2026	Payment	300025	BOCC - HILLSBOROUGH COUNTY	Inv: 022326-3640-ACH			-93.08
03/30/2026	Payment	300036	BOCC - HILLSBOROUGH COUNTY	Inv: 032326-9190-ACH			-90.41
03/30/2026	Payment	300037	BOCC - HILLSBOROUGH COUNTY	Inv: 032326-3640-ACH			-99.80

Bank Account Statement

Park Place CDD

Tuesday, May 5, 2026

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Bank Account No. 0309

Statement No. 04-26

Statement Date

04/30/2026

Date	Type	Check No.	Payee	Inv. No.	Amount
03/19/2026	Payment	300038	BOCC - HILLSBOROUGH COUNTY	Inv: 031226-9022-ACH	-25.87
03/30/2026	Payment	300039	BOCC - HILLSBOROUGH COUNTY	Inv: 032326-6474-ACH	-12.79
04/02/2026	Payment	300043	HILLSBOROUGH COUNTY FLORIDA	Inv: 031726-7596	-9,333.62
04/15/2026	Payment	100029	BRLETIC DVORAK, INC	Inv: 2369	-412.50
04/28/2026	Payment	300052	BOCC - HILLSBOROUGH COUNTY	Inv: 041326-7596	-169.03
04/29/2026	Payment	100031	JOHNSON ENGINEERING, INC.	Inv: 5620, Inv: 5945, Inv: 6193, Inv: 6595	-15,865.00
04/29/2026	Payment	100033	GATE PROS, INC.	Inv: 11814	-180.00
04/29/2026	Payment	100034	GLOBAL JANITORIAL CONCEPT INC	Inv: 9231, Inv: 9047, Inv: 9048	-909.00
04/10/2026	Payment	300054	ADP, INC	Inv: 040326-1870-ACH	-23.00
04/30/2026	Payment	300055	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-2640-ACH	-78.09
04/30/2026	Payment	300056	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-3640-ACH	-118.85
04/30/2026	Payment	300057	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-9190-ACH	-108.73
04/30/2026	Payment	300058	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-4478-ACH	-109.41
04/30/2026	Payment	300059	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-6474-ACH	-19.15
Total Outstanding Checks					-46,446.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park Place CDD

Tuesday, May 5, 2026

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Bank Account No. 1794

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101001 Balance	14,707.42	Statement Balance	20,331.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	20,331.12
Subtotal	14,707.42	Outstanding Checks	-5,623.70
Negative Adjustments	0.00	Ending Balance	14,707.42
Ending G/L Balance	14,707.42		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
04/09/2026		JE000811	Supervisor Fees	ADP Wage Pay 20260409	-1,000.00	-1,000.00	0.00
04/10/2026		JE000812	Payroll Services	ADP Payroll Fees 260410	-23.00	-23.00	0.00
04/13/2026		JE000813	Bank Fees	Service Charge 04/26	-108.03	-108.03	0.00
Total Checks					-1,131.03	-1,131.03	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/02/2026	Payment	300152	BOCC - HILLSBOROUGH COUNTY	Inv: 121225-7596-ACH			-244.31
01/22/2026	Payment	300166	TECO -ACH	Inv: 010726-0091-ACH			-5,379.39
Total Outstanding Checks							-5,623.70
Outstanding Deposits							
Total Outstanding Deposits							

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100021	04/08/26	INFRAMARK LLC	1166062	Maintenance Services - Highland Park Playground 03/26	Amenity R&M	546377-53902	\$55,445.00
001	100021	04/08/26	INFRAMARK LLC	1166068	Maintenance Services - General Maintenance 03/26	Amenity R&M	546377-53902	\$25,450.00
001	100021	04/08/26	INFRAMARK LLC	175436	District Services 04/26	Accounting Services	532001-51301	\$2,208.33
001	100021	04/08/26	INFRAMARK LLC	175436	District Services 04/26	District Manager	531150-51301	\$2,041.67
001	100021	04/08/26	INFRAMARK LLC	175436	District Services 04/26	Website Administration	549936-51301	\$208.33
001	100022	04/08/26	TIMES PUBLISHING COM	82602-032526	Ad #82602 - Budget Workshop 03/26	Legal Advertising	548002-51301	\$299.50
001	100023	04/08/26	GATE PROS, INC.	11225	SERVICE CALL ON 11/20/2025	R&M-Entrance Monuments, Gates, Walls	546413-53908	\$250.00
001	100023	04/08/26	GATE PROS, INC.	11225	SERVICE CALL ON 11/20/2025	Misc-Contingency	549900-51301	\$25.00
001	100024	04/08/26	PINE LAKE SERVICES	9656	Landscape Maintenance 04/26	Contract- Landscape Highland Park	546247-53902	\$8,211.78
001	100024	04/08/26	PINE LAKE SERVICES	9656	Landscape Maintenance 04/26	Contract- Landscape Highland Park	546247-53902	\$2,663.28
001	100024	04/08/26	PINE LAKE SERVICES	9656	Landscape Maintenance 04/26	Contract Landscape- Racetrack Road	546248-53902	\$1,775.52
001	100024	04/08/26	PINE LAKE SERVICES	9656	Landscape Maintenance 04/26	Contract Landscape- Racetrack Road	546248-53902	\$665.82
001	100024	04/08/26	PINE LAKE SERVICES	9656	Landscape Maintenance 04/26	Contract- Landscape	546300-53902	\$8,877.60
001	100025	04/08/26	CITY-WIDE CLEANING LLC	20022	Dog Station Services 03/26	Amenity R&M	546377-53908	\$555.00
001	100025	04/08/26	CITY-WIDE CLEANING LLC	19963	Dog Station Services 02/26	Sidewalk, Pavement, Signage R&M	546084-53908	\$545.00
001	100026	04/08/26	COMPLETE I.T. CORP	19650	Email Licensing 11/25	Email services	534369-51301	\$99.00
001	100027	04/08/26	ASSOCIATION LEGAL, LLC	17556	General Legal Services 03/26	District Counsel	531146-51301	\$70.00
001	100028	04/15/26	DOORKING INC.	2733655	Subscription - Gates 04/07/2026-04/06/2027	R&M-Entrance Monuments, Gates, Walls	546413-53908	\$241.45
001	100028	04/15/26	DOORKING INC.	2733655	Subscription - Gates 04/07/2026-04/06/2027	Prepaid Items	155000	\$241.45
001	100029	04/15/26	BRLETIC DVORAK, INC	2369	District Engineer Services 03/26	District Engineer	531147-51301	\$412.50
001	100030	04/20/26	PINE LAKE SERVICES	9496	Pine Tree Removal/Natural Area Pushback 03/26	Plant Replacement Program	546468-53902	\$2,860.00
001	100031	04/29/26	JOHNSON ENGINEERING, INC.	5620	DISTRICT ENGINEER SERVICES 04/12/25-05/16/25	District Engineer	531147-51301	\$7,790.00
001	100031	04/29/26	JOHNSON ENGINEERING, INC.	5945	DISTRICT ENGINEER SERVICES 05/17/25-06/13/25	District Engineer	531147-51301	\$3,515.00
001	100031	04/29/26	JOHNSON ENGINEERING, INC.	6193	DISTRICT ENGINEER SERVICES 06/14/25-07/11/25	District Engineer	531147-51301	\$2,375.00
001	100031	04/29/26	JOHNSON ENGINEERING, INC.	6595	DISTRICT ENGINEER SERVICES 07/12/25-08/15/25	District Engineer	531147-51301	\$2,185.00
001	100032	04/29/26	INFRAMARK LLC	177165	Sign Install 04/26	Sidewalk, Pavement, Signage R&M	546084-53908	\$67.60
001	100033	04/29/26	GATE PROS, INC.	11814	Gate Planned Maintenance 04/26	R&M-Entrance Monuments, Gates, Walls	546413-53908	\$180.00
001	100034	04/29/26	GLOBAL JANITORIAL CONCEPT INC	9231	Janitorial Services 04/26	Park Facility Janitorial	531144-57201	\$303.00
001	100034	04/29/26	GLOBAL JANITORIAL CONCEPT INC	9048	Janitorial Services 09/25	Park Facility Janitorial	531144-57201	\$303.00
001	100034	04/29/26	GLOBAL JANITORIAL CONCEPT INC	9047	Janitorial Services 08/25	Park Facility Janitorial	531144-57201	\$303.00
001	100035	04/29/26	CITY-WIDE CLEANING LLC	20081	Dog Station Services 04/26	Amenity R&M	546377-53908	\$545.00
001	300040	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-10000	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$74.85
001	300040	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-10000	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$24.95
001	300041	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-9190	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$67.81
001	300041	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-9190	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$22.60
001	300042	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-6474	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$9.59
001	300042	04/02/26	HILLSBOROUGH COUNTY FLORIDA	032326-6474	Water Services 02/19/26-03/20/26	Utility- Water/Waste	543018-53150	\$3.20
001	300043	04/02/26	HILLSBOROUGH COUNTY FLORIDA	031726-7596	Water Services 02/10/26-03/11/26	Utility- Water/Waste	543018-53150	\$9,333.62
001	300044	04/16/26	FRONTIER ACH	032226-6195-ACH	SVC PRD 03/22-04/21/2026	Gate Phone	541040-53908	\$227.34
001	300045	04/16/26	TECO -ACH	032626-2958-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$294.75
001	300046	04/16/26	TECO -ACH	032626-1026-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$63.80
001	300046	04/16/26	TECO -ACH	032626-1026-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$21.33
001	300046	04/16/26	TECO -ACH	032626-1026-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$435.22
001	300047	04/16/26	TECO -ACH	032626-9085-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$63.18
001	300047	04/16/26	TECO -ACH	032626-9085-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$21.13
001	300047	04/16/26	TECO -ACH	032626-9085-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$431.02
001	300048	04/16/26	TECO -ACH	032626-5171-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$16.24
001	300048	04/16/26	TECO -ACH	032626-5171-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$5.43
001	300048	04/16/26	TECO -ACH	032626-5171-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$110.77
001	300049	04/16/26	TECO -ACH	032626-0208-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$5.27
001	300049	04/16/26	TECO -ACH	032626-0208-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$1.76
001	300049	04/16/26	TECO -ACH	032626-0208-ACH	SVC PRD 02/20-03/20/2026	Utility- Electric	543041-53150	\$35.96
001	300050	04/21/26	TECO -ACH	040726-0091-ACH	Electric Services 02/20/26-03/20/26	Utility- Electric	543041-53150	\$644.45
001	300050	04/21/26	TECO -ACH	040726-0091-ACH	Electric Services 02/20/26-03/20/26	Utility- Electric	543041-53150	\$215.69
001	300050	04/21/26	TECO -ACH	040726-0091-ACH	Electric Services 02/20/26-03/20/26	Utility- Electric	543041-53150	\$4,400.67
001	300051	04/27/26	FRONTIER ACH	040126-6195-ACH	Gate Phone	541040-53908	\$163.16	
001	300052	04/28/26	BOCC - HILLSBOROUGH COUNTY	041326-7596	Utility-Water 03/11/26-04/13/26	Utility- Water/Waste	543018-53600	\$169.03
001	300053	04/28/26	BOCC - HILLSBOROUGH COUNTY	041326-9022	Utility-Water 03/11/26-04/13/26	Utility- Water/Waste	543018-53150	\$17.59
001	300053	04/28/26	BOCC - HILLSBOROUGH COUNTY	041326-9022	Utility-Water 03/11/26-04/13/26	Utility- Water/Waste	543018-53150	\$5.87
001	300054	04/10/26	ADP, INC	040326-1870-ACH	Payroll Processing Charges for Period Ending 03/18/26	Payroll Services	549405-51301	\$23.00
001	300055	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-2640-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53600	\$58.57
001	300055	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-2640-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53600	\$19.52
001	300056	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-3640-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53600	\$89.13
001	300056	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-3640-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53600	\$29.72
001	300057	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-9190-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$81.55
001	300057	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-9190-ACH	Utility-Water 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$27.18
001	300058	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-4478-ACH	Utility-Water 03/23/26-04/21/26	Utility- Water/Waste	543018-53150	\$82.03

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300058	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-4478-ACH	Utility-Water 03/23/26-04/21/26	Utility- Water/Waste	543018-53150	\$27.38
001	300059	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-6474-ACH	Utility-Water 03/23/26-04/21/26	Utility- Water/Waste	543018-53600	\$14.36
001	300059	04/30/26	BOCC - HILLSBOROUGH COUNTY	042226-6474-ACH	Utility-Water 03/23/26-04/21/26	Utility- Water/Waste	543018-53600	\$4.79
Fund Total								\$148,056.34

SERIES 2021-1 DEBT SERVICE FUND - 202

202	1022	04/14/26	PARK PLACE CDD	04082026-769	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$6,522.81
Fund Total								\$6,522.81

SERIES 2021-2 DEBT SERVICE FUND - 203

203	1022	04/14/26	PARK PLACE CDD	04082026-769	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$7,967.56
Fund Total								\$7,967.56

Total Checks Paid	\$162,546.71
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PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ADVANCED AQUATIC SERVICES INC	5/1/2026	10563747	\$2,590.00			Monthly Lake Services 05/26
ADVANCED AQUATIC SERVICES INC	5/1/2026	10563747	\$530.00	\$3,120.00	\$3,120.00	Monthly Lake Services 05/26
BRLETIC DVORAK, INC	3/31/2026	2369	\$412.50			District Engineer Services 03/26
CITY-WIDE CLEANING LLC	3/17/2020	20022	\$555.00			Dog Station Services 03/26
CITY-WIDE CLEANING LLC	2/10/2026	19963	\$545.00			Dog Station Services 02/26
CITY-WIDE CLEANING LLC	4/19/2026	20081	\$545.00		\$1,645.00	Dog Station Services 05/26
INFRAMARK LLC	4/1/2026	175436	\$2,208.33			District Services 04/26
INFRAMARK LLC	4/1/2026	175436	\$2,041.67			District Services 04/26
INFRAMARK LLC	4/1/2026	175436	\$208.33	\$4,458.33	\$4,458.33	District Services 04/26
PINE LAKE SERVICES	4/1/2026	9656	\$8,211.78			Landscape Maintenance - Highland Park 04/26
PINE LAKE SERVICES	4/1/2026	9656	\$2,663.28			Landscape Maintenance - Highland Park MU 04/26
PINE LAKE SERVICES	4/1/2026	9656	\$1,775.52			Landscape Maintenance - Racetrack Road HP 04/26
PINE LAKE SERVICES	4/1/2026	9656	\$665.82			Landscape Maintenance - Racetrack Road MU 04/26
PINE LAKE SERVICES	4/1/2026	9656	\$8,877.60	\$22,194.00	\$22,194.00	Landscape Maintenance - Mandolin/Windsor 04/26
Monthly Contract Subtotal			\$31,829.83			
Utilities						
BOCC - HILLSBOROUGH COUNTY	4/13/2026	041326-9022	\$17.59			WATER
BOCC - HILLSBOROUGH COUNTY	4/13/2026	041326-9022	\$5.87	\$23.46		WATER 03/11/26-04/13/26
BOCC - HILLSBOROUGH COUNTY	4/13/2026	041326-7596	\$169.03		\$192.49	WATER 03/11/26-04/13/26
FRONTIER ACH	3/22/2026	032226-6195-ACH	\$227.34			PHONE - WINDSOR
FRONTIER ACH	4/1/2026	040126-6195-ACH	\$163.16		\$390.50	PHONE - WINDSOR
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-10000	\$74.85			Water Services 02/19/26-03/20/26
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-10000	\$24.95	\$99.80		Water Services 02/19/26-03/20/26
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-9190	\$67.81			Water Services 02/19/26-03/20/26
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-9190	\$22.60	\$90.41		Water Services 02/19/26-03/20/26
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-6474	\$9.59			Water Services 02/19/26-03/20/26
HILLSBOROUGH COUNTY FLORIDA	3/23/2026	032326-6474	\$3.20	\$12.79	\$203.00	Water Services 02/19/26-03/20/26
TECO -ACH	3/26/2026	032626-9085-ACH	\$63.18			ELECTRIC - MIXED

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO -ACH	3/26/2026	032626-9085-ACH	\$21.13			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-9085-ACH	\$431.02	\$515.33		ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-5171-ACH	\$16.24			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-5171-ACH	\$5.43			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-5171-ACH	\$110.77	\$132.44		ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-1026-ACH	\$63.80			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-1026-ACH	\$21.33			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-1026-ACH	\$435.22	\$520.35		ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-0208-ACH	\$5.27			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-0208-ACH	\$1.76			ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-0208-ACH	\$35.96	\$42.99		ELECTRIC - MIXED
TECO -ACH	3/26/2026	032626-2958-ACH	\$294.75			ELECTRIC - MIXED
TECO -ACH	4/7/2026	040726-0091-ACH	\$644.45			ELECTRIC - MIXED
TECO -ACH	4/7/2026	040726-0091-ACH	\$215.69			ELECTRIC - MIXED
TECO -ACH	4/7/2026	040726-0091-ACH	\$4,400.67	\$5,260.81	\$6,766.67	ELECTRIC - MIXED
Utilities Subtotal			\$7,552.66			
Regular Services						
ADP, INC	4/3/2026	040326-1870-ACH	\$23.00			Payroll Processing Charges for Period Ending 03/18/26
ASSOCIATION LEGAL, LLC	4/1/2026	17556	\$70.00			General Legal Services 03/26
COMPLETE I.T. CORP	4/1/2026	19650	\$99.00			Email Licensing 11/25
GATE PROS, INC.	12/10/2025	11225	\$250.00			SERVICE CALL ON 11/20/2025

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
GLOBAL JANITORIAL CONCEPT INC	4/5/2026	9231	\$303.00			Janitorial Services 04/26
GLOBAL JANITORIAL CONCEPT INC	10/22/2025	9048	\$303.00			Janitorial Services 09/25
GLOBAL JANITORIAL CONCEPT INC	10/22/2025	9047	\$303.00		\$909.00	Janitorial Services 08/25
HILLSBOROUGH COUNTY FLORIDA	3/17/2026	031726-7596	\$9,333.62			Water Services 02/10/26-03/11/26
INFRAMARK LLC	3/30/2026	1166062	\$55,445.00			Maintenance Services - Highland Park Playground 03/26
INFRAMARK LLC	3/30/2026	1166068	\$25,450.00		\$80,895.00	Maintenance Services - General Maintenance 03/26
JOHNSON ENGINEERING, INC.	6/4/2025	5620	\$7,790.00			DISTRICT ENGINEER SERVICES 04/12/25-05/16/25
JOHNSON ENGINEERING, INC.	6/27/2025	5945	\$3,515.00			DISTRICT ENGINEER SERVICES 05/17/25-06/13/25
JOHNSON ENGINEERING, INC.	7/18/2025	6193	\$2,375.00			DISTRICT ENGINEER SERVICES 06/14/25-07/11/25
JOHNSON ENGINEERING, INC.	8/28/2025	6595	\$2,185.00		\$15,865.00	DISTRICT ENGINEER SERVICES 07/12/25-08/15/25
TIMES PUBLISHING COM	3/25/2026	82602-032526	\$299.50			Ad #82602 - Budget Workshop 03/26
Regular Services Subtotal			\$107,744.12			
Additional Services						
DOORKING INC.	4/7/2026	2733655	\$241.45			Subscription - Gates 04/07/2026-04/06/2027
DOORKING INC.	4/7/2026	2733655	\$241.45	\$482.90	\$482.90	Subscription - Gates 04/07/2026-04/06/2027
GATE PROS, INC.	12/10/2025	11225	\$25.00			SERVICE CALL ON 11/20/2025
GATE PROS, INC.	4/16/2026	11814	\$180.00		\$205.00	Gate Planned Maintenance 04/26
INFRAMARK LLC	4/20/2026	177165	\$67.60			Sign Install 04/26
PARK PLACE CDD	4/8/2026	04082026-769	\$6,522.81			SERIES 2021-1 FY26 TAX DIST ID 769
PARK PLACE CDD	4/8/2026	04082026-769	\$7,967.56	\$14,490.37	\$14,490.37	SERIES 2021-2 FY26 TAX DIST ID 769
PINE LAKE SERVICES	3/9/2026	9496	\$2,860.00			Pine Tree Removal/Natural Area Pushback 03/26
Additional Services Subtotal			\$18,105.87			
TOTAL			\$165,232.48			

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

5/1/2026
10563747
\$3,120.00

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

Due Date
Net 30
5/31/2026

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

3,120.00

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

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

\$3,120.00

Brlitic Dvorak Inc

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



INVOICE

BILL TO

Park Place CDD
c/o Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2369
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME

Park Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[March 18 - March 31]	1:00	210.00	210.00
Field Manager	[March 31]	1:30	135.00	202.50

BALANCE DUE **\$412.50**

Pay invoice



PARK PLACE CDD
March 2026

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Inframark Coordination and General Administration	3/16 - 3/30	1.00	\$210	R. Dvorak	\$210.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, and district manager, etc.		0.00	\$210	S. Brletic	\$0.00
Gothic Lane and Fountainhead Park Depressions - waiting for construction.		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$135	K. Wagner	\$0.00
Windsor Place Inlet Project - pre-construction meeting with contractor, waiting for construction.	3/30	0.00	\$210	R. Dvorak	\$0.00
		1.50	\$135	K. Wagner	\$202.50
Miscellaneous -		0.00	\$210	R. Dvorak	\$0.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		2.50			<u>\$412.50</u>



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
175436

DATE
4/1/2026

CUSTOMER ID
C2302

NET TERMS
Due On Receipt

PO#

DUE DATE
4/1/2026

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

Services provided for the Month of: April 2026

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.
04/01/26	9656
Terms	Due Date
Net 30	05/01/26

BILL TO
John Weaver 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 April 2026		\$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	04/13/2026	05/04/2026

Summary of Account Charges

Previous Balance	\$25.87
Net Payments - Thank You	\$-25.87
Total Account Charges	\$23.46
AMOUNT DUE	\$23.46

Important Message

This account has ACH payment method
Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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

THANK YOU!



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

1,195 0

DUE DATE	05/04/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	04/13/2026	05/04/2026

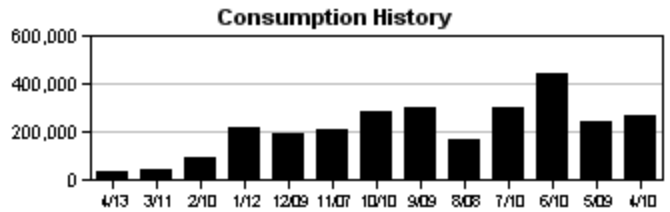
Service Address: 11741 CITRUS PARK DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	03/11/2026	552650	04/13/2026	552959	30900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.00
Total Service Address Charges	\$12.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	04/13/2026	05/04/2026

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	03/11/2026	113250	04/13/2026	113529	27900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.46
Total Service Address Charges	\$11.46





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	04/13/2026	05/04/2026

Service Address: 11100 WINDSOR PLACE CIR R

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17558379	03/11/2026	131131	04/13/2026	139175	804400 GAL	ACTUAL	RECLAIM
17558360	03/11/2026	519604	04/13/2026	520235	63100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$169.03

Summary of Account Charges

Previous Balance \$201.30
 Net Payments - Thank You \$-201.30
 Total Account Charges \$169.03

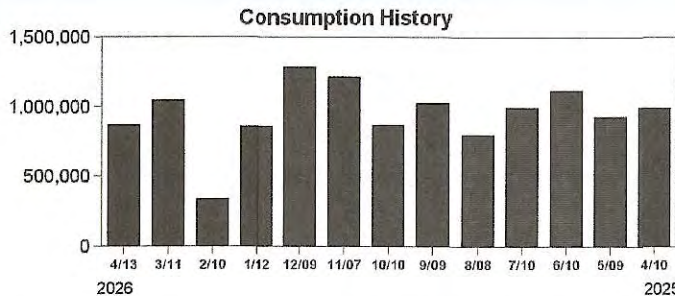
AMOUNT DUE	\$169.03
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Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Notice

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1281997596



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

190

DUE DATE	05/04/2026
Auto Pay Scheduled DO NOT PAY	





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

Billing Date:
Mar 22, 2026
Billing Period:
Mar 22 - Apr 21, 2026

Hi PARK PLACE CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$227.34
Payment received by Mar 22, thank you	-\$227.34

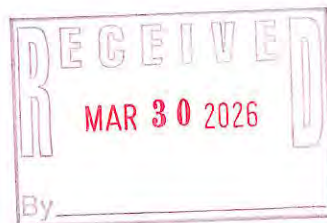
Service summary

	Previous month	Current month
Bundle	\$173.48	\$173.48
Other	\$4.50	\$4.50
Taxes and Fees	\$49.36	\$49.36
Total services	\$227.34	\$227.34
Total balance		\$227.34

Total balance
\$227.34
Auto Pay is scheduled
Apr 15



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



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



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

6790 0107 DY RP 22 03242026 NNNNNN 01 000942 0004

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.





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

Billing Date:
Mar 22, 2026

PIN:
9579

Billing Period:
Mar 22 - Apr 21, 2026

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/privacy.



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

Billing Date:
Mar 22, 2026
 Billing Period:
Mar 22 - Apr 21, 2026

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		
03.22-04.21	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 \$222.84 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.

Other Charges		
Monthly Charges		
03.22-04.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$21.43
	Federal USF Recovery Charge	\$3.38
	Federal Excise Tax	\$0.42
	Federal Taxes	\$25.23
	FL State Communications Services Tax	\$9.75
	County Communications Services Tax	\$9.52
	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	\$24.13
Taxes and Fees Total		\$49.36

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

Total current month charges \$227.34

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.



PARK PLACE CDD

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

PIN:
9579

Billing Date:
Mar 22, 2026

Billing Period:
Mar 22 - Apr 21, 2026

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-8068	6	6	\$0.00
Total	6	6	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	4	4	\$0.00
Interstate	1	1	\$0.00
Intrastate	1	1	\$0.00
Total	6	6	\$0.00



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

Billing Date:
Apr 01, 2026
 Billing Period:
Apr 01 - Apr 30, 2026

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

Phone		
Monthly Charges		
04.01-04.30	Business Line	\$71.00
	Federal Primary Carrier Multi Line Charge	\$14.99
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Long Distance Business Plan	\$4.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$121.67

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$158.66 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, your Business Line (standalone or part of a bundle) will increase to \$96.00 per month, per line.

Other Charges		
Monthly Charges		
04.01-04.30	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

One-Time Charges		
	Frontier Com of America	\$0.61
One-Time Charges Total		\$0.61

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$12.74
	Federal USF Recovery Charge	\$4.51
	Federal Excise Tax	\$2.64
	Federal Taxes	\$19.89
	FL State Communications Services Tax	\$6.86
	County Communications Services Tax	\$6.71
	FL State Gross Receipts Tax	\$2.25
	Hillsborough County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.19
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$16.49
Taxes and Fees Total		\$36.38

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Total current month charges \$163.16

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.



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

Billing Date:
Apr 01, 2026
 Billing Period:
Apr 01 - Apr 30, 2026

Frontier Com of America

813-818-7058

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 04	9:50A	.3	DD	ATLANTA GA 404-783-6193	\$0.03	
2	Mar 06	4:39A	.8	DD	TERREHAUTE IN 812-239-2330	\$0.06	
3	Mar 11	8:58A	.3	DD	MINEOLA NY 516-578-0451	\$0.03	
4	Mar 11	8:58A	.8	DD	MINEOLA NY 516-578-0451	\$0.06	
5	Mar 13	11:36A	.4	DD	FERNADNBCH FL 904-557-6898	\$0.03	
6	Mar 13	11:37A	.9	DD	FERNADNBCH FL 904-557-6898	\$0.07	
7	Mar 13	11:38A	.5	DD	FERNADNBCH FL 904-557-6898	\$0.04	
8	Mar 15	8:06A	.3	DD	FTLAUDERDL FL 954-937-0929	\$0.03	
9	Mar 21	12:52P	.5	DD	TERREHAUTE IN 812-239-2330	\$0.04	
10	Mar 25	11:07A	.4	DD	NRFOLKZON1 VA 757-339-2851	\$0.03	
11	Mar 25	11:08A	.6	DD	NRFOLKZON1 VA 757-339-2851	\$0.05	
12	Mar 27	6:58A	.5	DD	NORWICH CT 860-917-7733	\$0.04	
13	Mar 28	9:42A	.4	DD	TERREHAUTE IN 812-239-2330	\$0.03	
14	Mar 28	9:43A	.5	DD	TERREHAUTE IN 812-239-2330	\$0.04	
15	Mar 30	9:56A	.4	DD	TUCSON AZ 520-991-6827	\$0.03	
Subtotal						\$0.61	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-7058	15	7	\$0.61
Total	15	7	\$0.61

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	11	5	\$0.44
Intrastate	4	2	\$0.17
Total	15	7	\$0.61



Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 3640510000	BILL DATE 03/23/2026	DUE DATE 04/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	02/19/2026	16827	03/20/2026	16841	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

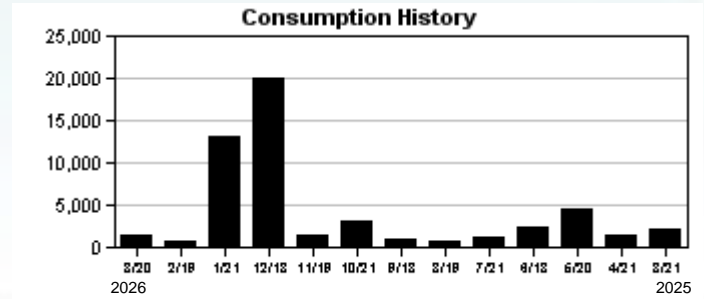
Previous Balance	\$93.08
Net Payments - Thank You	\$-93.08
Total Account Charges	\$99.80
AMOUNT DUE	\$99.80

Important Message

This account has ACH payment method
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Notice

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



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 3640510000



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

THANK YOU!



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

2.512 0

DUE DATE	04/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4121609190	BILL DATE 03/23/2026	DUE DATE 04/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	02/19/2026	281728	03/20/2026	283865	213700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$90.41

Summary of Account Charges

Previous Balance \$93.25
 Net Payments - Thank You \$-93.25
 Total Account Charges **\$90.41**

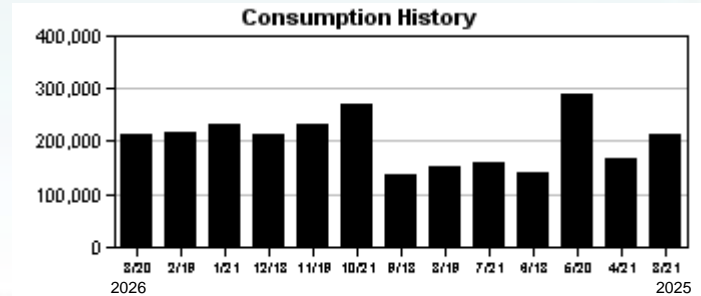
AMOUNT DUE	\$90.41
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Important Message

This account has ACH payment method
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Notice

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



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 4121609190



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

THANK YOU!



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

237 0

DUE DATE	04/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4439866474	BILL DATE 03/23/2026	DUE DATE 04/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14658 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
706152814	02/19/2026	176192	03/23/2026	211482	35290 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.79

Summary of Account Charges

Previous Balance \$21.32
 Net Payments - Thank You \$-21.32
 Total Account Charges **\$12.79**

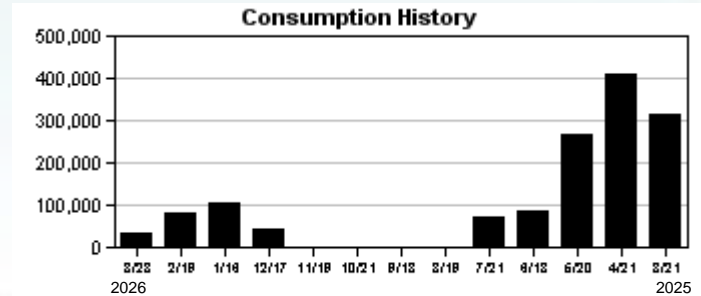
AMOUNT DUE	\$12.79
-------------------	----------------

Important Message

This account has ACH payment method
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Notice

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



Hillsborough County Florida

Make checks payable to: **BOCC**
 ACCOUNT NUMBER: 4439866474



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

451 0

DUE DATE	04/13/2026
Auto Pay Scheduled DO NOT PAY	



Amount Due: \$515.33

Due Date: April 16, 2026
Account #: 221006629085

DO NOT PAY. Your account will be drafted on April 16, 2026

Account Summary

Current Service Period: February 20, 2026 - March 20, 2026	
Previous Amount Due	
Payment(s) Received Since Last Statement	\$517.44
Current Month's Charges	-\$517.44
	\$515.33
Amount Due by April 16, 2026	
	\$515.33

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

Your Energy Insight

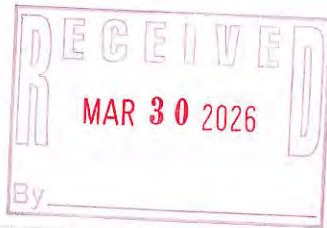
Your average daily kWh used was **1.94% higher** than the same period last year.

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

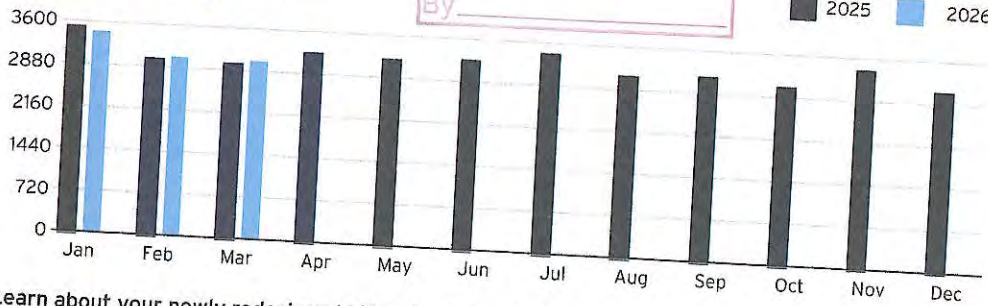


Scan here to view your account online.

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Monthly Usage (kWh)



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



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

Account #: 221006629085

Due Date: April 16, 2026

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: \$515.33

Payment Amount: \$ _____

614347624775

Your account will be drafted on April 16, 2026

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

Account #: 221006629085
Statement Date: March 26, 2026
Charges Due: April 16, 2026

Meter Read

Service Period: Feb 20, 2026 - Mar 20, 2026

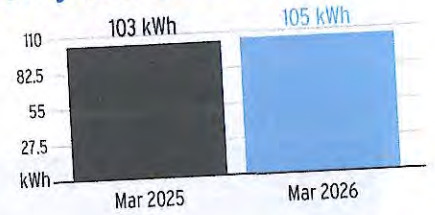
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000236552	03/20/2026	640	97,586	3,054 kWh	1	29 Days

Charge Details

Charge Description	Usage	Rate	Amount
Electric Charges			\$19.14
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	3,054 kWh @ \$0.09202/kWh		\$281.03
Fuel Charge	3,054 kWh @ \$0.03516/kWh		\$107.38
Storm Protection Charge	3,054 kWh @ \$0.00568/kWh		\$17.35
Clean Energy Transition Mechanism	3,054 kWh @ \$0.00418/kWh		\$12.77
Storm Surcharge	3,054 kWh @ \$0.02121/kWh		\$64.78
Florida Gross Receipt Tax			\$12.88
Electric Service Cost			\$515.33

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$515.33

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

Ways To Pay Your Bill



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



In-Person
Find list of Payment Agents at TampaElectric.com



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



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: March 26, 2026

Amount Due: \$132.44

Due Date: April 16, 2026

Account #: 221008555171

DO NOT PAY. Your account will be drafted on April 16, 2026

Account Summary

Current Service Period: February 20, 2026 - March 20, 2026	
Previous Amount Due	\$131.79
Payment(s) Received Since Last Statement	-\$131.79
Current Month's Charges	\$132.44
Amount Due by April 16, 2026	\$132.44

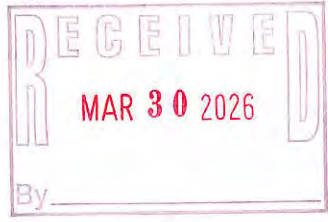
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

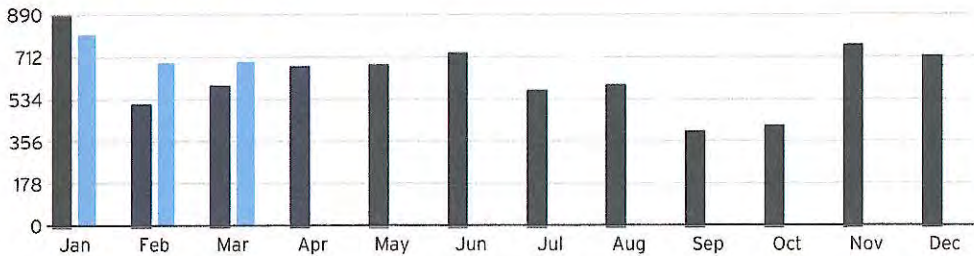
- Your average daily kWh used was **20% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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: April 16, 2026

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

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

Amount Due: \$132.44

Payment Amount: \$ _____

687186783307

Your account will be drafted on April 16, 2026

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.

00005971-0013384-Page 5 of 8





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

Account #: 221008555171
Statement Date: March 26, 2026
Charges Due: April 16, 2026

Meter Read

Service Period: Feb 20, 2026 - Mar 20, 2026

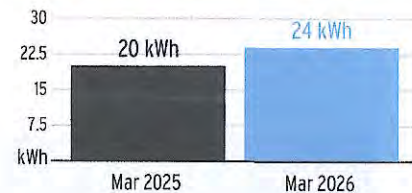
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000845980	03/20/2026	34,411	33,716	695 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	695 kWh @ \$0.09202/kWh	\$63.95
Fuel Charge	695 kWh @ \$0.03516/kWh	\$24.44
Storm Protection Charge	695 kWh @ \$0.00568/kWh	\$3.95
Clean Energy Transition Mechanism	695 kWh @ \$0.00418/kWh	\$2.91
Storm Surcharge	695 kWh @ \$0.02121/kWh	\$14.74
Florida Gross Receipt Tax		\$3.31
Electric Service Cost		\$132.44

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges \$132.44

00005971-0013384-Page 6 of 8

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Toll Free: **866-689-6469**
- All Other Correspondences:**
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Tampa, FL 33601-0111

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

Statement Date: March 26, 2026

Amount Due:	\$520.35
Due Date:	April 16, 2026
Account #:	211031201026

DO NOT PAY. Your account will be drafted on April 16, 2026

Account Summary

Current Service Period: February 20, 2026 - March 20, 2026	
Previous Amount Due	\$501.19
Payment(s) Received Since Last Statement	-\$501.19
Current Month's Charges	\$520.35
Amount Due by April 16, 2026	\$520.35

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 **1.85% lower** than the same period last year.
- Your average daily kWh used was **3.92% higher** than it was in your previous period.

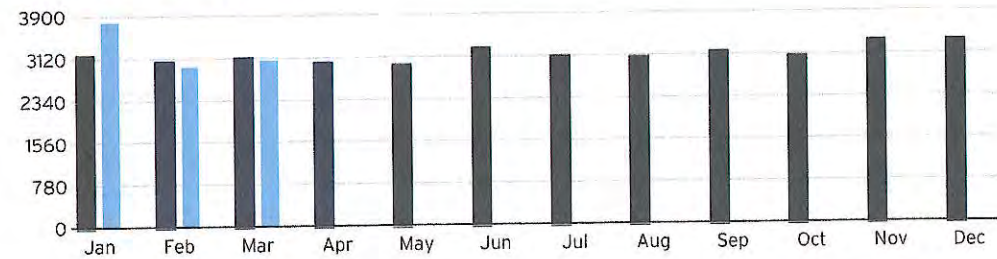


Scan here to view your account online.

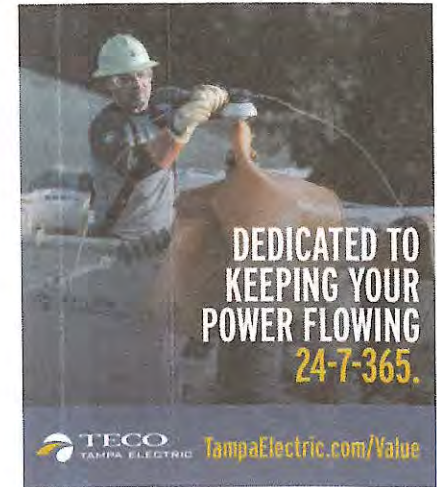
00005971-0013382-Page 1 of 8



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: April 16, 2026

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

Amount Due:	\$520.35
Payment Amount:	\$ _____

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

647680832258

Your account will be drafted on April 16, 2026

00005971 FTECO103262623291810 00000 02 00000000 13232 004
PARK PLACE CDD
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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



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



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

Account #: 211031201026
 Statement Date: March 26, 2026
 Charges Due: April 16, 2026

Meter Read

Service Period: Feb 20, 2026 - Mar 20, 2026

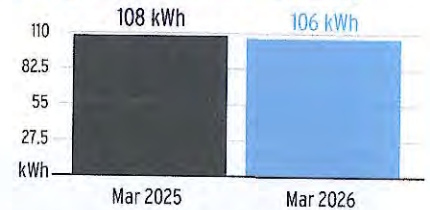
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236522	03/20/2026	64,782	61,697		3,085 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,085 kWh @ \$0.09202/kWh	\$283.88
Fuel Charge	3,085 kWh @ \$0.03516/kWh	\$108.47
Storm Protection Charge	3,085 kWh @ \$0.00568/kWh	\$17.52
Clean Energy Transition Mechanism	3,085 kWh @ \$0.00418/kWh	\$12.90
Storm Surcharge	3,085 kWh @ \$0.02121/kWh	\$65.43
Florida Gross Receipt Tax		\$13.01
Electric Service Cost		\$520.35

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs
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Total Current Month's Charges **\$520.35**

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For more information about your bill and understanding your charges, please visit 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**
 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
11698 CITRUS PARK DR
TAMPA, FL 33626-0000

Statement Date: March 26, 2026

Amount Due: \$42.99

Due Date: April 16, 2026
Account #: 221006630208

DO NOT PAY. Your account will be drafted on April 16, 2026

Account Summary

Current Service Period: February 20, 2026 - March 20, 2026	
Previous Amount Due	\$44.30
Payment(s) Received Since Last Statement	-\$44.30
Current Month's Charges	\$42.99
Amount Due by April 16, 2026	\$42.99

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

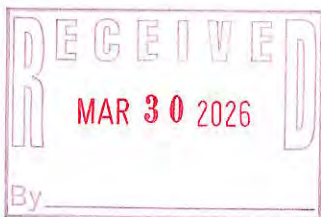
Your Energy Insight

Your average daily kWh used was **25% higher** than the same period last year.

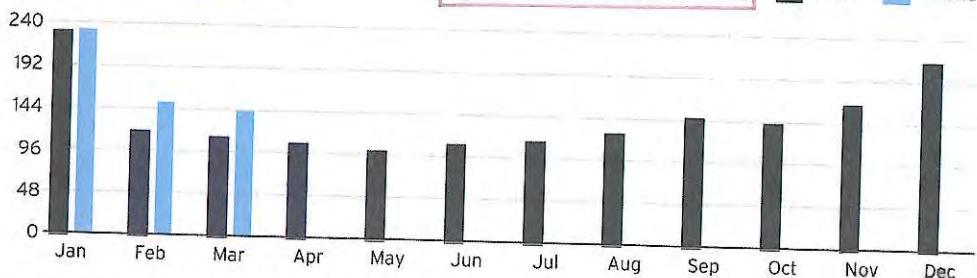
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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



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

Account #: 221006630208
Due Date: April 16, 2026

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: \$42.99

Payment Amount: \$ _____

614347624776

Your account will be drafted on April 16, 2026

00005970 FTECO103262623291810 00000 02 00000000 13231 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.

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

Account #: 221006630208
Statement Date: March 26, 2026
Charges Due: April 16, 2026

Meter Read

Service Period: Feb 20, 2026 - Mar 20, 2026

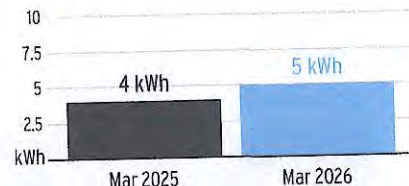
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265065	03/20/2026	14,058	13,914		144 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	144 kWh @ \$0.09202/kWh	\$13.25
Fuel Charge	144 kWh @ \$0.03516/kWh	\$5.06
Storm Protection Charge	144 kWh @ \$0.00568/kWh	\$0.82
Clean Energy Transition Mechanism	144 kWh @ \$0.00418/kWh	\$0.60
Storm Surcharge	144 kWh @ \$0.02121/kWh	\$3.05
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.99

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges

\$42.99

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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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

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

Statement Date: March 26, 2026

Amount Due: **\$294.75**

Due Date: April 16, 2026
Account #: 221007862958

DO NOT PAY. Your account will be drafted on April 16, 2026

Account Summary

Current Service Period: February 20, 2026 - March 20, 2026	
Previous Amount Due	\$294.90
Payment(s) Received Since Last Statement	-\$294.90
Current Month's Charges	\$294.75
Amount Due by April 16, 2026	\$294.75

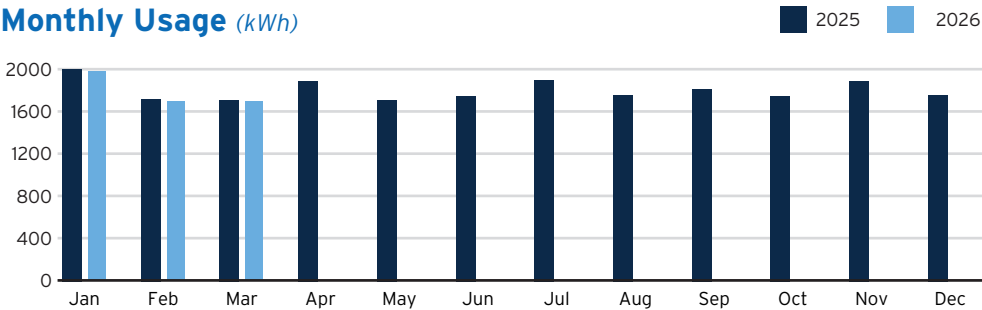
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **1.69% 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



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

Account #: 221007862958
Due Date: April 16, 2026

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: **\$294.75**

Payment Amount: \$ _____

669902897910

Your account will be drafted on April 16, 2026

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



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

Account #: 221007862958
Statement Date: March 26, 2026
Charges Due: April 16, 2026

Meter Read

Meter Location: FOUNTAIN

Service Period: Feb 20, 2026 - Mar 20, 2026

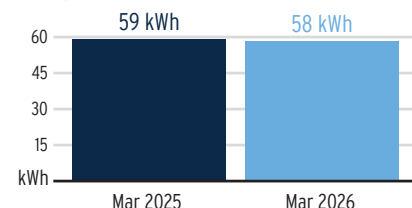
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000679633	03/20/2026	16,777	15,082	1,695 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,695 kWh @ \$0.09202/kWh	\$155.97
Fuel Charge	1,695 kWh @ \$0.03516/kWh	\$59.60
Storm Protection Charge	1,695 kWh @ \$0.00568/kWh	\$9.63
Clean Energy Transition Mechanism	1,695 kWh @ \$0.00418/kWh	\$7.09
Storm Surcharge	1,695 kWh @ \$0.02121/kWh	\$35.95
Florida Gross Receipt Tax		\$7.37
Electric Service Cost		\$294.75

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges \$294.75

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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: April 07, 2026

Amount Due: \$5,260.81

Due Date: April 21, 2026
Account #: 311000010091

DO NOT PAY. Your account will be drafted on April 21, 2026

Your Locations With The Highest Usage

- 14719 BRICK PL, TAMPA, FL 33626-0000 **863 KWH**
- 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000 **361 KWH**



Account Summary

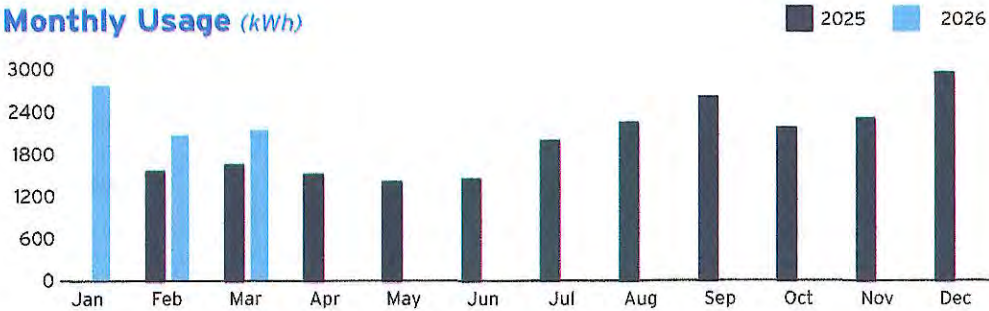
Previous Amount Due	\$5,263.42
Payment(s) Received Since Last Statement	-\$5,263.42
Miscellaneous Credits	-\$4.03
<hr/>	
Credit Balance After Payments and Credits	-\$4.03
Current Month's Charges	\$5,264.84
<hr/>	
Amount Due by April 21, 2026	\$5,260.81

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

Scan here to interact with your bill online.

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Monthly Usage (kWh)



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

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. Visit TampaElectric.com/Safety for more safety tips.

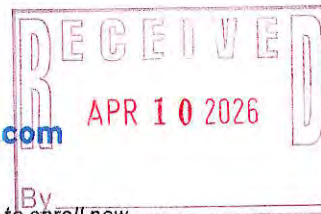


To ensure prompt credit, please return stub portion of this bill with your payment.

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.



Account #: 311000010091
Due Date: April 21, 2026

Amount Due: \$5,260.81

Payment Amount: \$ _____

700250003844

Your account will be drafted on April 21, 2026

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

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

Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

Service Address: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000					Sub-Account Number: 211007038386				
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000894954	03/20/2026	2,096		2,033		63 kWh	1	29 Days	\$29.87
									▼ 8.7%

Service Address: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000	Sub-Account Number: 211015021994
	Amount: \$1,495.76

Service Address: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000	Sub-Account Number: 211015022109
	Amount: \$2,167.85

Service Address: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000	Sub-Account Number: 211015022232
	Amount: \$344.50

Service Address: MANDOLIN PHASE 3, TAMPA, FL 33625-0000	Sub-Account Number: 211015022349
	Amount: \$302.11

Service Address: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000	Sub-Account Number: 211015022463
	Amount: \$453.15

Continued on next page →

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

Ways To Pay Your Bill

 <p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	 <p>In-Person Find list of Payment Agents at TampaElectric.com</p>	 <p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>
 <p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	 <p>Phone Toll Free: 866-689-6469</p>	<p>All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month

Increased
 Same
 Decreased

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

Sub-Account Number: 211015022745

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000152133	03/24/2026	9,832		8,969		863 kWh	1	29 Days	\$159.69
									<input checked="" type="checkbox"/> 27.1%

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

Sub-Account Number: 211015022836

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000206733	03/24/2026	11,821		11,792		29 kWh	1	29 Days	\$24.34
									<input checked="" type="checkbox"/> 21.6%

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

Sub-Account Number: 211015022968

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198591	03/24/2026	9,139		8,991		148 kWh	1	29 Days	\$43.65
									<input checked="" type="checkbox"/> 11.4%

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

Sub-Account Number: 211015023099

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198613	03/24/2026	24,903		24,568		335 kWh	1	29 Days	\$74.01
									<input checked="" type="checkbox"/> 9.0%

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

Sub-Account Number: 211015023214

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180482	03/24/2026	22,694		22,333		361 kWh	1	29 Days	\$78.23
									<input checked="" type="checkbox"/> 3.2%

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

Sub-Account Number: 211015023339

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000181268	03/24/2026	8,751		8,622		129 kWh	1	29 Days	\$40.57
									<input checked="" type="checkbox"/> 11.0%

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

Sub-Account Number: 211015023446

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180490	03/24/2026	17,167		16,973		194 kWh	1	29 Days	\$51.11
									<input checked="" type="checkbox"/> 10.6%

Total Current Month's Charges

\$5,264.84





Sub-Account #: 211007038386
Statement Date: 04/01/2026

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

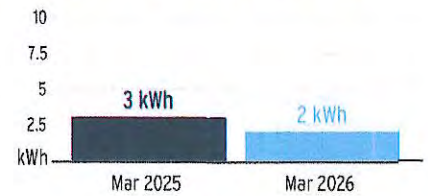
Meter Read

Service Period: 02/20/2026 - 03/20/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000894954	03/20/2026	2,096	2,033		63 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.87

Current Month's Electric Charges \$29.87

Billing information continues on next page →

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Sub-Account #: 211015021994
Statement Date: 04/01/2026

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

Service Period: 02/20/2026 - 03/20/2026

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	1978 kWh @ \$0.03411/kWh	\$67.47
Fixture & Maintenance Charge	23 Fixtures	\$545.33
Lighting Pole / Wire	23 Poles	\$773.73
Lighting Fuel Charge	1978 kWh @ \$0.03452/kWh	\$68.28
Storm Protection Charge	1978 kWh @ \$0.00574/kWh	\$11.35
Clean Energy Transition Mechanism	1978 kWh @ \$0.00043/kWh	\$0.85
Storm Surcharge	1978 kWh @ \$0.01230/kWh	\$24.33
Florida Gross Receipt Tax		\$4.42

Lighting Charges \$1,495.76

Current Month's Electric Charges \$1,495.76

Billing information continues on next page →

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Sub-Account #: 211015022109
Statement Date: 04/01/2026

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

Service Period: 02/20/2026 - 03/20/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	752 kWh @ \$0.03411/kWh	\$25.65
Fixture & Maintenance Charge	43 Fixtures	\$884.34
Lighting Pole / Wire	43 Poles	\$1216.33
Lighting Fuel Charge	752 kWh @ \$0.03452/kWh	\$25.96
Storm Protection Charge	752 kWh @ \$0.00574/kWh	\$4.32
Clean Energy Transition Mechanism	752 kWh @ \$0.00043/kWh	\$0.32
Storm Surcharge	752 kWh @ \$0.01230/kWh	\$9.25
Florida Gross Receipt Tax		\$1.68
Lighting Charges		\$2,167.85

Current Month's Electric Charges \$2,167.85

Billing information continues on next page →

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Sub-Account #: 211015022232
Statement Date: 04/01/2026

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

Service Period: 02/20/2026 - 03/20/2026

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	183 kWh @ \$0.03411/kWh	\$6.24
Fixture & Maintenance Charge	7 Fixtures	\$129.91
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	183 kWh @ \$0.03452/kWh	\$6.32
Storm Protection Charge	183 kWh @ \$0.00574/kWh	\$1.05
Clean Energy Transition Mechanism	183 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	183 kWh @ \$0.01230/kWh	\$2.25
Florida Gross Receipt Tax		\$0.41

Lighting Charges **\$344.50**

Current Month's Electric Charges \$344.50

Billing information continues on next page →

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Sub-Account #: 211015022349
Statement Date: 04/01/2026

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

Service Period: 02/20/2026 - 03/20/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	84 kWh @ \$0.03411/kWh	\$2.87
Fixture & Maintenance Charge	6 Fixtures	\$124.68
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	84 kWh @ \$0.03452/kWh	\$2.90
Storm Protection Charge	84 kWh @ \$0.00574/kWh	\$0.48
Clean Energy Transition Mechanism	84 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	84 kWh @ \$0.01230/kWh	\$1.03
Florida Gross Receipt Tax		\$0.19
Lighting Charges		\$302.11

Current Month's Electric Charges \$302.11

Billing information continues on next page →

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Sub-Account #: 211015022463
Statement Date: 04/01/2026

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

Service Period: 02/20/2026 - 03/20/2026

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	126 kWh @ \$0.03411/kWh	\$4.30
Fixture & Maintenance Charge	9 Fixtures	\$187.02
Lighting Pole / Wire	9 Poles	\$254.88
Lighting Fuel Charge	126 kWh @ \$0.03452/kWh	\$4.35
Storm Protection Charge	126 kWh @ \$0.00574/kWh	\$0.72
Clean Energy Transition Mechanism	126 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	126 kWh @ \$0.01230/kWh	\$1.55
Florida Gross Receipt Tax		\$0.28

Lighting Charges \$453.15

Current Month's Electric Charges \$453.15

Billing information continues on next page →

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Sub-Account #: 211015022745
Statement Date: 04/01/2026

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

Meter Read

Service Period: 02/24/2026 - 03/24/2026

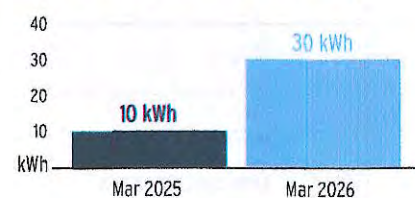
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000152133	03/24/2026	9,832	8,969	863 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	863 kWh @ \$0.09202/kWh	\$79.41
Fuel Charge	863 kWh @ \$0.03516/kWh	\$30.34
Storm Protection Charge	863 kWh @ \$0.00568/kWh	\$4.90
Clean Energy Transition Mechanism	863 kWh @ \$0.00418/kWh	\$3.61
Storm Surcharge	863 kWh @ \$0.02121/kWh	\$18.30
Florida Gross Receipt Tax		\$3.99
Electric Service Cost		\$159.69

Avg kWh Used Per Day



Current Month's Electric Charges \$159.69

Billing information continues on next page →

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Sub-Account #: 211015022836
Statement Date: 04/01/2026

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

Meter Read



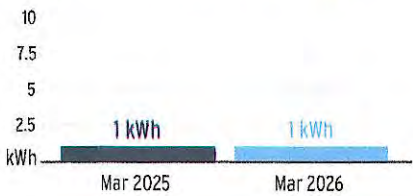
Service Period: 02/24/2026 - 03/24/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	03/24/2026	11,821		11,792		29 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	29 kWh @ \$0.09202/kWh	\$2.67
Fuel Charge	29 kWh @ \$0.03516/kWh	\$1.02
Storm Protection Charge	29 kWh @ \$0.00568/kWh	\$0.16
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.34



Current Month's Electric Charges \$24.34

Miscellaneous Credits	
Deposit Refund	-\$4.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$0.03
Total Current Month's Credits	-\$4.03

Billing information continues on next page →

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Sub-Account #: 211015022968
Statement Date: 04/01/2026

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

Meter Read

Meter Location: Area Light

Service Period: 02/24/2026 - 03/24/2026

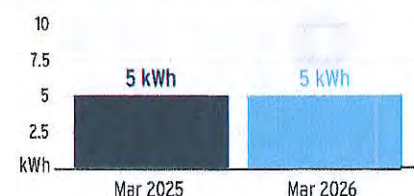
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	03/24/2026	9,139		8,991		148 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	148 kWh @ \$0.09202/kWh	\$13.62
Fuel Charge	148 kWh @ \$0.03516/kWh	\$5.20
Storm Protection Charge	148 kWh @ \$0.00568/kWh	\$0.84
Clean Energy Transition Mechanism	148 kWh @ \$0.00418/kWh	\$0.62
Storm Surcharge	148 kWh @ \$0.02121/kWh	\$3.14
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.65



Current Month's Electric Charges \$43.65

Billing information continues on next page →

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Sub-Account #: 211015023099
Statement Date: 04/01/2026

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

Meter Read



Service Period: 02/24/2026 - 03/24/2026

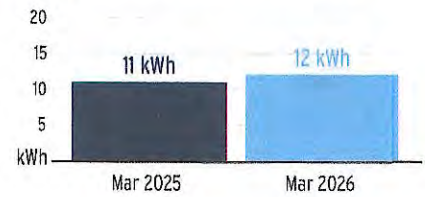
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	03/24/2026	24,903		24,568		335 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	335 kWh @ \$0.09202/kWh	\$30.83
Fuel Charge	335 kWh @ \$0.03516/kWh	\$11.78
Storm Protection Charge	335 kWh @ \$0.00568/kWh	\$1.90
Clean Energy Transition Mechanism	335 kWh @ \$0.00418/kWh	\$1.40
Storm Surcharge	335 kWh @ \$0.02121/kWh	\$7.11
Florida Gross Receipt Tax		\$1.85
Electric Service Cost		\$74.01



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Current Month's Electric Charges \$74.01

Billing information continues on next page →



Sub-Account #: 211015023214
Statement Date: 04/01/2026

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

Meter Read

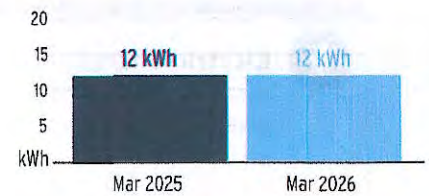
Service Period: 02/24/2026 - 03/24/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000180482	03/24/2026	22,694	22,333	361 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	361 kWh @ \$0.09202/kWh	\$33.22
Fuel Charge	361 kWh @ \$0.03516/kWh	\$12.69
Storm Protection Charge	361 kWh @ \$0.00568/kWh	\$2.05
Clean Energy Transition Mechanism	361 kWh @ \$0.00418/kWh	\$1.51
Storm Surcharge	361 kWh @ \$0.02121/kWh	\$7.66
Florida Gross Receipt Tax		\$1.96
Electric Service Cost		\$78.23



Current Month's Electric Charges \$78.23

Billing information continues on next page →

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Sub-Account #: 211015023339
Statement Date: 04/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 02/24/2026 - 03/24/2026

Rate Schedule: General Service - Non Demand

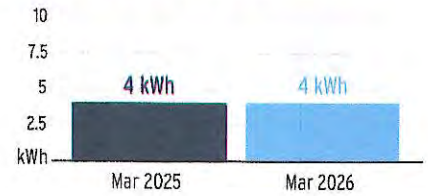


Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	03/24/2026	8,751		8,622		129 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	129 kWh @ \$0.09202/kWh	\$11.87
Fuel Charge	129 kWh @ \$0.03516/kWh	\$4.54
Storm Protection Charge	129 kWh @ \$0.00568/kWh	\$0.73
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh	\$2.74
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.57

Avg kWh Used Per Day



Current Month's Electric Charges \$40.57

Billing information continues on next page →

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Sub-Account #: 211015023446
Statement Date: 04/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

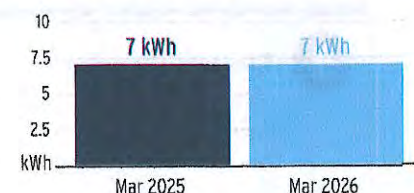
Service Period: 02/24/2026 - 03/24/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	03/24/2026	17,167		16,973		194 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	194 kWh @ \$0.09202/kWh	\$17.85
Fuel Charge	194 kWh @ \$0.03516/kWh	\$6.82
Storm Protection Charge	194 kWh @ \$0.00568/kWh	\$1.10
Clean Energy Transition Mechanism	194 kWh @ \$0.00418/kWh	\$0.81
Storm Surcharge	194 kWh @ \$0.02121/kWh	\$4.11
Florida Gross Receipt Tax		\$1.28
Electric Service Cost		\$51.11

Current Month's Electric Charges \$51.11

Total Current Month's Charges \$5,264.84

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



PARK PLACE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Balance \$70.00
Invoice # 17556
Invoice Date April 1, 2026
Payment Terms Net 15
Due Date April 16, 2026

PARK PLACE CDD - LEGAL

Securely pay online
<https://association-legal-services-llc.mycase.com/xnegvynq>



Time Entries

Date	EE	Activity	Description	Rate	Hours	Line Total
03/18/2026	CT	Communication with Client	Respond to email from manager re letter from Unice Salzman, PA, including review of letter and case history. Confirmed prior email from Attorney Unice that he will be filing a response. Add reminder.	\$350.00	0.2	\$70.00

Totals: **0.2** **\$70.00**

Time Entry Sub-Total:	\$70.00
Sub-Total:	\$70.00
Total:	\$70.00
Amount Paid:	\$0.00
Balance Due:	\$70.00

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



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

Invoice # 19650
Invoice Date 04-01-26
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> <ul style="list-style-type: none">. Seat1@parkplacecdd.org. Seat2@parkplacecdd.org. Seat3@parkplacecdd.org. Seat4@parkplacecdd.org. Seat5@parkplacecdd.org. Admin for eDiscovery email auditing	\$16.50	6.0	\$99.00

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

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



INVOICE

BILL TO
MANDOLIN ESTATES
PARK PLACE CDD
2005 PAN AM CIRCLE, STE
300
TAMPA, FL 33607

SHIP TO
MANDOLIN ESTATES
FRONT GATE

INVOICE # 11225
DATE 12/10/2025
DUE DATE 01/09/2026
TERMS Net 30

ACTIVITY	DESCRIPTION	AMOUNT
SERVICE	SERVICE CALL ON 11/20/2025 EXIT GATE WILL NOT CLOSE. PHOTO EYE IS OUT OF ALIGNMENT. ADJUST AND TEST.	250.00
FUEL SURCHARGE	FUEL SURCHARGE	25.00
BALANCE DUE		\$275.00



Global Janitorial Concepts Corp



Full Line of Commercial Janitorial Service

www.globaljanitorial.com

7031 Benjamin Road Suite G Tampa FL 33634

Telephone 813-874-1450

Facsimile 813-874-1451

INVOICE TO: Highland Park Neighborhood Association, Inc 4131 Gunn Hwy Tampa, FL 33618	JOBSITE: Highland Park Playground Highland Park 11740 Casa Lago Lane Tampa, FI 33626
---	---

DATE: 04/05/2026
 INVOICE #: 9231
 TERMS: Due on receipt

DUE DATE: 04/05/2026
 P.O. NUMBER: Highland Park Playground
 SALES REP: Dennis P

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Services Highland Park Playground Park Restrooms Serviced On: Tuesday and Friday mornings 2 Bathrooms 1 Trash Receptacles	1	303.00	303.00
			SUBTOTAL	303.00
			TAX	0.00
			TOTAL OF NEW CHARGES	303.00

Invoices are due in full upon 15 days of receipt.
 Please make checks payable to Global Janitorial Concepts Corp.
Mail check to P.O. Box 340573 Tampa, FL 33694



Global Janitorial Concepts Corp



Full Line of Commercial Janitorial Service

www.globaljanitorial.com

7031 Benjamin Road Suite G Tampa FL 33634

Telephone 813-874-1450

Facsimile 813-874-1451

<p>INVOICE TO: Highland Park Neighborhood Association, Inc 4131 Gunn Hwy Tampa, FL 33618</p>	<p>JOBSITE: Highland Park Neighborhood Association, Inc Highland Park 11740 Casa Lago Lane Tampa, FL 33626</p>
--	---

DATE: 10/22/2025
 INVOICE #: 9048
 TERMS: Due on receipt

DUE DATE: 10/22/2025
 P.O. NUMBER: Park Bathroom & Trash September
 SALES REP: Dennis P

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/05/2025	<p>2x Per Week Janitorial Service Highland Park Park Restrooms</p> <p>First day of service was 8/6/2025</p> <p>Serviced on Tuesday and Friday mornings</p> <p>2 bathrooms 1 trash receptacles</p>	1	303.00	303.00
			SUBTOTAL	303.00
			TAX	0.00
			TOTAL OF NEW CHARGES	303.00

Invoices are due in full upon 15 days of receipt.
 Please make checks payable to Global Janitorial Concepts Corp.
Mail check to P.O. Box 340573 Tampa, FL 33694



Global Janitorial Concepts Corp



Full Line of Commercial Janitorial Service

www.globaljanitorial.com

7031 Benjamin Road Suite G Tampa FL 33634

Telephone 813-874-1450

Facsimile 813-874-1451

INVOICE TO: Highland Park Neighborhood Association, Inc 4131 Gunn Hwy Tampa, FL 33618	JOBSITE: Highland Park Neighborhood Association, Inc Highland Park 11740 Casa Lago Lane Tampa, FL 33626
---	--

DATE: 10/22/2025
 INVOICE #: 9047
 TERMS: Due on receipt

DUE DATE: 10/22/2025
 P.O. NUMBER: Park Bathrooms and Trash August
 SALES REP: Dennis P

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/06/2025	2x Per Week Janitorial Service Highland Park Park Restrooms First day of service was 8/6/2025 Serviced on Tuesday and Friday mornings 2 bathrooms 1 trash receptacles	1	303.00	303.00
			SUBTOTAL	303.00
			TAX	0.00
			TOTAL OF NEW CHARGES	303.00

Invoices are due in full upon 15 days of receipt.
 Please make checks payable to Global Janitorial Concepts Corp.
Mail check to P.O. Box 340573 Tampa, FL 33694



M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	03/17/2026	04/07/2026

Summary of Account Charges

Previous Balance	\$9,234.49
Net Payments - Thank You	\$-9,234.49
Total Account Charges	\$9,333.62
AMOUNT DUE	\$9,333.62

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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



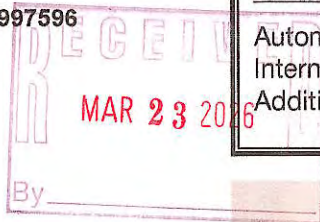
Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1281997596



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

110

DUE DATE	04/07/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	03/17/2026	04/07/2026

Service Address: 11100 WINDSOR PLACE CIR R

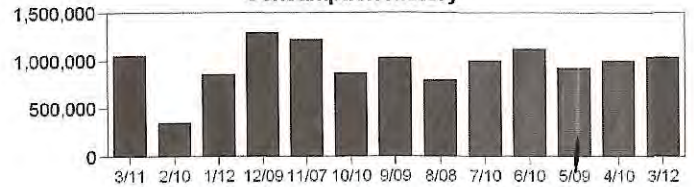
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17558360	02/10/2026	518343	03/11/2026	519604	126100 GAL	ACTUAL	RECLAIM
17558379	02/10/2026	121924	03/11/2026	131131	920700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$201.30
Total Service Address Charges	\$201.30

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	03/17/2026	04/07/2026

Service Address: 11184 WINDSOR PLACE CIR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
0002563E M	02/10/2026	410130	03/11/2026	411841	171100 GAL	ESTIMATED	WATER
0002563E H	02/10/2026	860	03/11/2026	860	0 GAL	ACTUAL	WATER
0002563E L	02/10/2026	47607	03/11/2026	50420	281300 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1,366.25
Water Base Charge	\$1,242.57
Water Usage Charge	\$506.69
Sewer Base Charge	\$2,811.80
Sewer Usage Charge	\$3,198.47
Total Service Address Charges	\$9,132.32

An estimated read was used to calculate your bill





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

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

Invoice Number	1166062
Invoice Date	3/30/2026
Due Date	4/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$55,445.00

Subtotal	\$55,445.00
Sales Tax	\$0.00
Total	\$55,445.00

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

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										
	3/24/2026	4491010	PKPCDD District Area	General Maintenance; Highland Park Playground Turf Replacement.	\$0.00	\$0.00	\$55,445.00	\$0.00	\$55,445.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$55,445.00	\$0.00	\$55,445.00	
				BWO Total	\$0.00	\$0.00	\$55,445.00	\$0.00	\$55,445.00	
				Invoice Total	\$0.00	\$0.00	\$55,445.00	\$0.00	\$55,445.00	



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

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

Invoice Number	1166068
Invoice Date	3/30/2026
Due Date	4/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$25,450.00

Subtotal	\$25,450.00
Sales Tax	\$0.00
Total	\$25,450.00

Please Pay This Amount

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

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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										
	3/27/2026	4499250	PKPCDD District Area	General Maintenance; Storm Drain Cleaning.	\$0.00	\$0.00	\$25,450.00	\$0.00	\$25,450.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$25,450.00	\$0.00	\$25,450.00	
				BWO Total	\$0.00	\$0.00	\$25,450.00	\$0.00	\$25,450.00	
				Invoice Total	\$0.00	\$0.00	\$25,450.00	\$0.00	\$25,450.00	

Reed, Charles	4/28/2025	1.50	190.00	285.00
Park Place CDD / Mandolin & Windsor Enhancement Project - project coordination				
Park Place CDD / Canopy Drive - coordination with Earth Tech				
Reed, Charles	5/1/2025	2.50	190.00	475.00
Park Place CDD / Mandolin & Windsor Enhancements - field review and project management				
Reed, Charles	5/2/2025	2.50	190.00	475.00
Park Place CDD / Mandolin & Windsor Enhancements - site visit and project management				
Reed, Charles	5/5/2025	.50	190.00	95.00
Park Place CDD / Mandolin & Windsor Enhancements - coordination with contractor and Inframark				
Reed, Charles	5/6/2025	5.00	190.00	950.00
Park Place CDD / Field review of all communities and issues with Inframark staff				
Reed, Charles	5/7/2025	1.50	190.00	285.00
Park Place CDD / Mandolin & Windsor - coordination regarding project closeout items				
Reed, Charles	5/8/2025	3.50	190.00	665.00
Park Place CDD / Mandolin & Windsor Enhancements - final inspection with Trimen				
Reed, Charles	5/12/2025	1.00	190.00	190.00
Park Place CDD / Mandolin & Windsor Enhancements - coordination with contractor and sub				
Reed, Charles	5/13/2025	2.50	190.00	475.00
Park Place CDD / Mandolin & Windsor Enhancements - site visit and coordination regarding Irrigation Timers not functioning properly.				
Reed, Charles	5/14/2025	1.50	190.00	285.00
Park Place CDD / Mandolin & Windsor Enhancements - coordination regarding Trimen invoice and all project change orders				
Reed, Charles	5/15/2025	1.00	190.00	190.00
Park Place CDD / Mandolin & Windsor - coordination with contractor regarding completion of phase 1, and work completed thus far in phase 2				
Totals		41.00		7,790.00
Total Labor				7,790.00
Total this Task				\$7,790.00

Task	02	Special Services		
Total this Task				0.00

Task	03	Construction Services		
Total this Task				0.00

Total this Invoice **\$7,790.00**

Outstanding Invoices

Number	Date	Balance
5201	5/2/2025	4,370.00
Total		4,370.00

Park Place CDD / Mandolin & Windsor Landscaping - coordination
 regarding CO #1 and final pay application

Totals	12.50	2,375.00	
Total Labor			2,375.00

Total this Task	\$2,375.00
------------------------	-------------------

Task	02	Special Services	
-------------	----	------------------	--

Total this Task	0.00
------------------------	-------------

Task	03	Construction Services	
-------------	----	-----------------------	--

Total this Task	0.00
------------------------	-------------

Total this Invoice	\$2,375.00
---------------------------	-------------------

Outstanding Invoices

Number	Date	Balance
5620	6/4/2025	7,790.00
5945	6/27/2025	3,515.00
Total		11,305.00

Park Place CDD / Highlands Park - Fountainhead Dr. at Brick
 Place drainage concern coordination

Totals	11.50	2,185.00	
Total Labor			2,185.00

Total this Task	\$2,185.00
------------------------	-------------------

Task	02	Special Services
-------------	----	------------------

Total this Task	0.00
------------------------	-------------

Task	03	Construction Services
-------------	----	-----------------------

Total this Task	0.00
------------------------	-------------

Total this Invoice	\$2,185.00
---------------------------	-------------------

Outstanding Invoices

Number	Date	Balance
5620	6/4/2025	7,790.00
5945	6/27/2025	3,515.00
6193	7/18/2025	2,375.00
Total		13,680.00

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
3/25/26-3/25/26		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
3/25/2026	Deirdre Bonett	TB117357	
Total Amount Due		Invoice Number	
\$299.50		82602-032526	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/25/26	3/25/26	82602	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Workshop	2	1.00x36.00 L	\$297.50
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
3/25/26-3/25/26		PARK PLACE CDD	
Billing Date	Sales Rep	Customer Account	
3/25/2026	Deirdre Bonett	TB117357	
Total Amount Due		Invoice Number	
\$299.50		82602-032526	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

82602

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Workshop was published in said newspaper by print in the issues of 03/25/26 or by publication on the newspaper's website, if authorized.

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



Signature of Affiant

Sworn to and subscribed before me this 03/25/2026

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____



**NOTICE OF BUDGET WORKSHOP
PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park Place Community Development District will hold a Budget Workshop Meeting to address any and all business which may properly come before them on Wednesday, April 8, 2026 at 11:00 a.m., at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angel Montagna
District Manager
March 25, 2026

82602

[Back](#)

- 1. Print this invoice.
- 2. Attach your check.
- 3. Mail to:

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS IM/VoIP Subscription

INVOICE

INVOICE #
2733655
INVOICE DATE
April 7, 2026

SUBSCRIBER
Teresa Farlow Park Place CDD 2005 Pan AM Cir Suite 300 Tampa, FL 33607

User ID:	Mandolin.Estates
Period Starts:	April 7, 2026
Period Ends:	April 6, 2027

Previous Balance: \$0.00 *Note: All \$ amounts are in US Dollars.*
Payment Received: \$0.00
New Charges: \$482.90
Total Amount Due: \$482.90 USD Due upon receipt

IM Systems

From	To	Name	Phone	MC	Tenants	Amount
4/7/2026	4/6/2027		813 818 8068	5555	188	\$241.45
4/7/2026	4/6/2027		813 818 7058	5555	206	\$241.45

Summary	Total Amount Due
This amount is due upon receipt	\$482.90 USD

GATE PROS INC

2550 US Highway 17 S
Wauchula, FL 33873-8450
863.474.3090
accounting@gate-pros.com



INVOICE

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

SHIP TO
PARK PLACE CDD
PLANNED MAINTENANCE

INVOICE 11814
DATE 04/16/2026
TERMS Net 30
DUE DATE 05/16/2026

ACTIVITY	DESCRIPTION	AMOUNT
PLANNED MAINTENANCE	PLANNED MAINTENANCE ON 4/2/2026 REPLACE FOUR BATTERIES.	180.00

BALANCE DUE **\$180.00**



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

177165

DATE

4/20/2026

BILL TO

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

CUSTOMER ID

C2302

NET TERMS

Due On Receipt

PO#**DUE DATE**

4/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Long P Nguyen-2-16-26AMAZING SIGNS, LLC : No Fishing sign for Park Place CDD: \$67.60	1	Ea	67.60		67.60
Subtotal					67.60

Subtotal	\$67.60
Tax	\$0.00
Total Due	\$67.60

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.

PARK PLACE CDD
DISTRICT CHECK REQUEST

Today's Date 4/8/2026

Total Check \$14,490.37

Payable To Park Place CDD

Check Amount \$6,522.81

Check Description Series 2021-1 FY26 Tax Dist 769

Code To 202-103200-1000

Check Amount \$7,967.56

Check Description Series 2021-2 FY26 Tax Dist 769

Code To 203-103200-1000

Special Instructions Please mail check with DS directional letter

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

Hanna Yi

Authorization

PARK PLACE CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR , TAX YEAR -1

	Dollar Amounts	Fiscal Year Percentages		
Net GF100	171,263.91	11.34%	0.113380	
Net GF101	282,376.61	18.69%	0.186940	
Net GF102	354,916.50	23.50%	0.234970	
Net GF103	89,902.16	5.95%	0.059520	98.05%
Net DS '21-1	275,501.24	18.24%	0.182390	
Net DS '21-2	336,522.33	22.28%	0.222790	
Net Total	1,510,482.76	100.00%	1.000000	

Date Received	Amount Received	001-3009	001-3006	001-3007	001-3008	202	203	Proof	Notes / Distribution ID	Check #
		11.34%	18.69%	23.50%	5.95%	18.24%	22.28%			
		Administrative	Mandolin/Windsor	Highland Park	Mixed Use	Debt Service 2021-1	Debt Service 2021-2			
	Raw Numbers GF100	Raw Numbers GF101	Raw Numbers GF102	Raw Numbers GF 103	Raw Numbers 2008 Debt Service Revenue (Series 2021-1)	Raw Numbers 2014 Debt Service Revenue (Series 2021-2)				
11/7/2025	24,875.21	2,820.44	4,650.29	5,844.90	1,480.54	4,537.06	5,541.98	-	748 11/07/2025	7100
11/14/2025	102,956.64	11,673.59	19,247.19	24,191.61	6,127.86	18,778.55	22,937.84	-	749 11/14/2025	7103
11/21/2025	62,892.56	7,130.98	11,757.43	14,777.80	3,743.29	11,471.15	14,011.91	-	750 11/21/2025	7104
12/2/2025	111,376.73	12,628.29	20,821.28	26,170.07	6,629.01	20,314.32	24,813.76	-	751 12/02/2025	7105
12/5/2025	897,234.51	101,731.64	167,733.15	210,822.22	53,402.35	163,649.15	199,895.99	0.01	753 12/05/2025	7106
12/19/2025	182,920.18	20,740.14	34,195.94	42,980.56	10,887.19	33,363.33	40,753.01	0.01	755 12/19/2025	1004
1/7/2026	34,274.40	3,886.15	6,407.41	8,053.42	2,039.97	6,251.41	7,636.04	-	758 01/07/2026	1006
2/4/2026	18,817.59	2,133.61	3,517.85	4,421.55	1,120.00	3,432.19	4,192.39	-	761 02/04/2026	1009
3/5/2026	9,926.82	1,125.54	1,855.77	2,332.49	590.83	1,810.58	2,211.61	-	765 03/05/2026	1021
4/7/2026	35,762.43	4,054.87	6,685.59	8,403.06	2,128.54	6,522.81	7,967.56	-	769 04/08/2026	
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TOTAL	1,481,037.07	167,925.26	276,871.90	347,997.68	88,149.59	270,130.56	329,962.09	(0.01)		
Net Total on Roll	1,510,482.76									
Collection Surplus / (Deficit)	(29,445.69)									



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/09/26	9496
Terms	Due Date
Net 30	04/08/26

BILL TO
John Weaver 11740 Casa Lago Tampa, FL 33626

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$2,860.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,860.00	\$0.00	\$2,860.00

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 11602 Greensleeve Pond Fallen Pine/Natural Area Pushback

- This is pushback Natural Area so mowers can fully maintain and remove fallen pine tree that is fallen and blocking mowing path.
- Debris to be thrown back into natural area since it has fallen from natural area.

11602 Greensleeve Pond Fallen Pine/Natural Area	\$2,860.00	\$0.00	\$2,860.00
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Total	\$2,860.00	\$0.00	\$2,860.00
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**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 April 15, 2026, and called to order at 11:01 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
Mike Foley	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Inframark
Howard Neal	Area Manager, Inframark
Melissa Williams	Administrative Assistant III, Inframark
Robert Dvorak	District Engineer, BDI Engineering (via remotely)
John Fowler	District Field Inspector, Inframark
Brandon Pitchon	Account Manager, Pine Lake LLC
Residents of the Public	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 11:01 a.m. and roll call was conducted establishing a quorum.

SECOND ORDER OF BUSINESS Motion to Adopt Agenda

The Board approved the agenda.

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

THIRD ORDER OF BUSINESS Audience Comments

A resident thanked the Board for all their work in the community.

38 Another resident mentioned the Citrus Park Wall maintenance schedule and requested
39 that the Board ensure this topic is included on a future agenda, specifically regarding the
40 need for the wall to be cleaned and flushed out.

41
42 **FOURTH ORDER OF BUSINESS** **Staff Reports**

43 **A. District Engineer**

44 Mr. Dvorak informed the Board that the Citrus Park Wall Project has been completed.
45 However, an additional proposal will be required due to the discovery of a buried inlet that
46 needs a drain-box inlet installed, as well as a section of pipe that was found to be half-filled
47 with concrete and must be replaced. He noted that while the pipe is currently free of
48 debris, it still needs to be cleaned and flushed out and that work was not included in the
49 original scope. Mr. Dvorak also informed the Board that there is a network of irrigation
50 hoses running through the landscaped areas that are currently lying on and around
51 several drains. He noted that these hoses need to be adjusted, and that the irrigation
52 technician will need to correct their placement. Mr. Dvorak updated the Board on the park
53 inlets and reported that the yard drains are estimated to be one to two weeks from
54 completion. He also noted that the SWFWMD permit is due in April.

55 Ms. Lavina asked whether the pond on Renaissance Road had been inspected. Mr.
56 Dvorak confirmed that it had, and stated that tree roots were found along the gutter, the
57 road edge, and the asphalt surface. As a result, the field report will need to be resent to
58 include this information. Ms. Lavina emphasized the importance of the issue, noting that
59 it is affecting many residents and needs to be repaired. Ms. Montagna asked whether the
60 tree root could be removed and the affected asphalt replaced. Mr. Dvorak explained that
61 the repair would be costly, as it is not a simple fix due to the root needing to be pruned,
62 which could destabilize the tree. He advised that an arborist would need to be involved to
63 ensure the tree is not compromised. A discussion among the Board followed, and it was
64 agreed that the Board will follow up with Mr. Dvorak regarding the matter further.

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66 **B. District Counsel**

67 With District Counsel not being present, and there being nothing to discuss, the Board
68 moved onto the next item on the agenda.

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72 **C. Aquatics Report**

73 **i. Consideration of Advanced Aquatics 2026 Renewal Letter**

74 Ms. Montagna reviewed the Advanced Aquatics 2026 Renewal Letter with the Board and
75 noted that the effective date would be October 1, 2026, rather than December 1, 2026, in
76 order to align with the budget cycle. Board discussion ensued, and the Board approved the
77 Advanced Aquatics 2026 Renewal Letter.

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On MOTION by Mr. Foley, seconded by Mr. Bullard, with all in favor, the Board approved the Advanced Aquatics 2026 Renewal Letter.

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

82 **i. Field Inspection Reports**

83 **a. Highland Park CDD March 2026 Field Inspection Report**

84 **b. Mandolin Estates March 2026 Field Inspection Report**

85 **c. Mandolin Reserve March 2026 Field Inspection Report**

86 **d. Windsor Place March 2026 Field Inspection Report**

87

88 Mr. Pitchon presented the landscape report to the Board. Mr. Berra requested that a
89 timeline for project completion be provided, noting that several items in the report appeared
90 repetitive. Mr. Pitchon stated that the tree proposals and irrigation breaks are being
91 addressed, and that a technician had been onsite to complete the irrigation repairs.

92 Ms. Montagna noted that the mulch in Windsor needs to be replaced, and Ms. Powell
93 asked why the mulch replacement was taking so long. Mr. Pitchon explained that scheduling
94 conflicts have caused delays. Ms. Montagna added that a proposal for mulch will need to be
95 submitted if the mulch installation is completed for the flowers.

96 Mr. Pitchon informed the Board that irrigation issues within Mandolin Estates require
97 repair, an oak tree needs to be planted in the Estates, and that drainage work is being
98 redirected to properly accommodate the county's four-hour, one-day-per-week water
99 restriction. The Board further discussed the matter and noted their understanding that
100 reclaimed water may be exempt from this restriction. Ms. Montagna advised the Board to
101 review the county's official website to confirm the applicable regulations.

102 Mr. Neal presented the field reports and provided updates to the Board.

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E. Accounting Staff Report
i. March 2026 Financial Statements and Check Register
ii. Operations and Maintenances Expenditures for March 2026

Ms. Montagna reviewed the district’s financials and noted that management will not be increasing the management contract. She further explained that the associated costs are already included in the budget, with billing scheduled to begin on October 1, 2026. Mr. Berra inquired amount for bonding funds, and Ms. Montagna clarified that reclassing adjustments will reduce the bond funds amount, and the updated figures will be reflected in the May statements.

On MOTION by Mr. Berra, seconded by Ms. Powell, with all in favor, the Board approved the March 2026 financial statements and check register, including the operations and maintenances expenditures.

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F. Consideration of Minutes from the Meeting held on March 18, 2026

On MOTION by Mr. Foley, seconded by Mr. Bullard, with all in favor, the Board approved the meeting minutes from the March 18, 2026, meeting.

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G. District Manager

Mrs. Montagna and the Board discussed the status of drain cleaning. The Board noted that they were satisfied with the company’s performance. It was further noted that, although drain cleaning had historically been performed annually, it has not been completed in recent years. The Board emphasized that Windsor is included in the scope and will require annual service moving forward. They agreed that this matter needs to be addressed. Ms. Montagna stated that maintenance will provide a proposal at the May 20, 2026, meeting, along with proposals for the gate system. She also informed the Board that the banners have been received and that a plaque will be installed during the week of the 27th. Additionally, she noted that the playground report will be included in the May 20, 2026, meeting agenda.

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FIFTH ORDER OF BUSINESS Business Items

A. Ratification of Resolution 2026-02 General Election

On MOTION by Mr. Bullard, seconded by Mr. Berra, with all in favor, the Board ratified Resolution 2026-02; General Election.

133

134 **B. Consideration of Inframark Pressure Washing Bus Stop Proposal**

135 Mr. Fowler will review the Pressure Washing Bus Stop Proposal, which will be
136 presented at the May 20, 2026, meeting as part of a consolidated report and proposal.

137 **C. Discussion of Monument Toppers**

138 Discussion regarding monument toppers ensued among the Board. The Board
139 directed staff to obtain pricing for toppers that match the existing wall and to present the
140 information at the next meeting.

141

142 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

143 Mr. Berra noted concerns regarding the corners on Canopy and suggested exploring
144 the placement of boulders. Ms. Powell inquired about potential liability associated with
145 installing boulders. Ms. Montagna clarified that, as long as the boulders are placed on
146 District property, there is no liability issue. Ms. Powell further suggested utilizing the
147 existing boulders located near the benches, specifically, the single boulder near the bench
148 and the single boulder near the pond at the Reserves. Mr. Neal stated that he would
149 investigate the matter further and provide an update to the Board once additional
150 information is available.

151 Mr. Berra also raised the topic of billing for the restrooms. Ms. Montagna reported that
152 she received an email from Laura on March 31, 2026, requesting that an invoice be sent
153 directly from Green Acre to Inframark. However, no invoice has been sent to Inframark to
154 date. Ms. Montagna stated that she would send a response to arrange a meeting and will
155 inform the Board once this has been completed.

156 Mr. Bullard asked about the annual certification requirements and whether ethics
157 training must be completed. Ms. Montagna confirmed that the training is required each
158 year, and noted that an email should be sent to her once the training has been completed.

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160 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

161 There being no comments from the audience, the Board moved onto the next order of
162 business.

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167 **EIGHTH ORDER OF BUSINESS**

Adjournment

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169 There being no further business, the meeting was adjourned at 12:32 p.m.

On MOTION by Mr. Berra, seconded by Mr. Foley, with all in favor, the meeting was adjourned at 12:32 p.m.

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174 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Park Place Bus Stop Renovations

Prepared By Inframark | Attn: Park Place CDD

CLIENT	PROJECT SITE	PROPOSAL DATE
Park Place CDD	Park Place Bus Stop	May 7, 2026
CONTRACTOR	MOBILIZATION	LUMP SUM
Inframark Maintenance Solutions	3-5 working days from approval	\$7,600.00

Plaza Trash Can - 32 Gallon



Project Purpose

Inframark proposes to complete a focused bus stop/gazebo renovation package for Park Place CDD. The work is intended to improve resident-facing appearance, add a safer permanent lighting solution, replace the exterior trash receptacle with a commercial-grade unit, and address minor cosmetic/maintenance items identified by field operations.

Scope is written as a lump sum maintenance-renovation package. The pricing assumes targeted cosmetic touch-up work, accessible work areas, and a functional existing electrical source for the new GFCI-protected lighting.

CLEAR PARTNERSHIPS



Executive Summary & Site Improvement Objectives

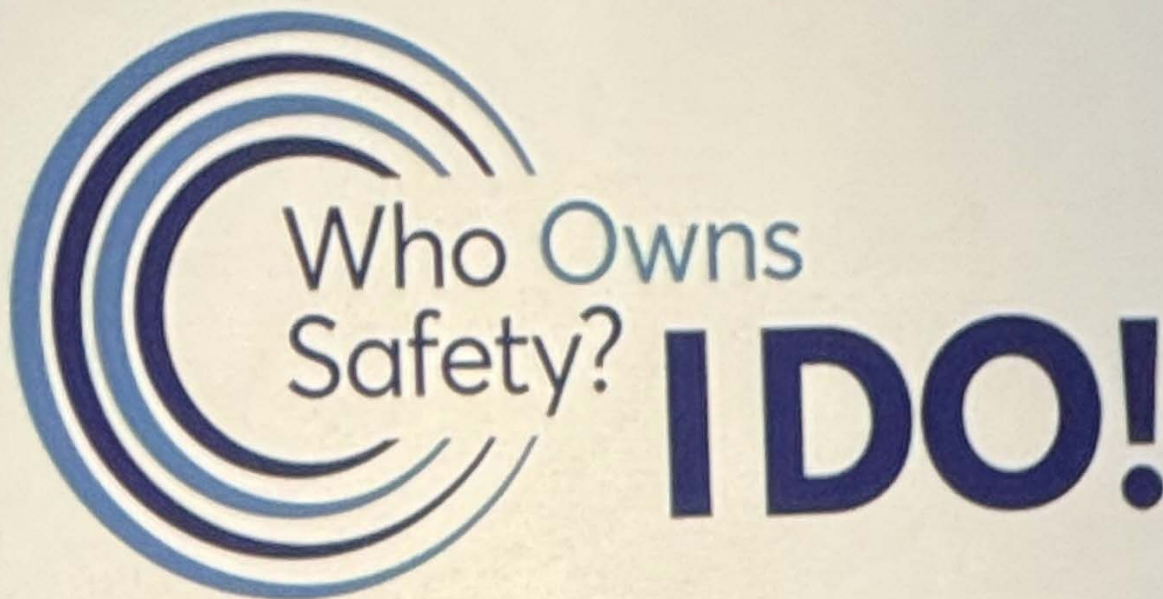
The Park Place Bus Stop Renovation project is designed to refresh a visible common-area amenity while keeping the scope controlled, efficient, and cost-friendly. The work includes targeted cleaning, repainting of accessible metal elements, installation of a new commercial trash receptacle, minor brick stabilization, and a safer hardwired lighting improvement using underground conduit and GFCI protection.

Resident Experience	Improve the daily-use appearance of the bus stop/gazebo area and surrounding common-area surfaces.
Safety & Practicality	Provide a central light fixture with wiring protected in conduit and connected to GFCI protection due to children and residents using the area.
Controlled Scope	Limit paint, masonry, and cleaning work to the visible and accessible maintenance items currently identified.
Clean Turnover	Complete site cleanup, remove work debris, and leave the area presentable upon completion.

Scope / Requested Items

The requested renovation items were consolidated from the site review notes and include: new trash can, paint touch-up to poles and metal roof rods, pressure washing/cleaning of brick, black aluminum fence touch-up painting, installation of lighting inside the gazebo roof area, and minor loose-brick stabilization around the stairwell/retention wall area.

Inframark has organized these items into a controlled work plan below so the board and field management team can clearly understand what is included, what assumptions are being used, and where the scope is intentionally limited.



Detailed Scope of Work

1. Commercial Trash Receptacle Installation	<p>Furnish and install one commercial-grade 32-gallon plaza-style trash receptacle, matching the intended Park Place amenity appearance. Installation includes placement, alignment, and standard anchoring/setting as field conditions allow.</p>
2. Targeted Pole & Metal Surface Touch-Up Painting	<p>Perform light surface preparation and maintenance touch-up painting of accessible poles and visible metal components within the bus stop/gazebo area. Scope is intended as cosmetic refresh work, not full abrasive restoration or corrosion remediation.</p>
3. Gazebo Roof Rod / Metal Component Touch-Up	<p>Clean, prep, and touch up visible metal rods/components associated with the gazebo roof structure. Work includes standard masking/protection of adjacent surfaces where needed and application of exterior-compatible coating.</p>
4. Black Aluminum Fence Touch-Up Painting	<p>Complete targeted touch-up painting of the black aluminum fencing in the identified landscape/shrub area. Scope assumes limited footage, accessible surfaces, and approximately two gallons of appropriate exterior metal coating.</p>
5. Targeted Pressure Washing / Brick Cleaning	<p>Pressure wash or clean the identified brick and immediate surrounding surface area. Scope assumes an approximately 20 ft x 20 ft work area and is intended to remove visible dirt, buildup, and organic staining from accessible surfaces.</p>
6. Central Gazebo Light Installation	<p>Install one central exterior-rated light fixture inside the gazebo roof area. Electrical work includes routing power through conduit, underground/protected pathway installation where required, and connection to GFCI protection for a safer public-use installation. Work assumes an accessible and usable electrical source is available within reasonable proximity.</p>
7. Minor Loose-Brick Stabilization	<p>Perform minor reset/stabilization of visibly loose brick sections using suitable masonry adhesive or compatible repair method. Scope is limited to non-structural visible loose units and does not include rebuilding walls, structural repair, or hidden substrate correction.</p>
8. Cleanup & Final Walkthrough	<p>Remove project debris generated, clean the immediate work area, and complete a final visual walk through prior to turnover.</p>



Work Plan, Safety Notes & Assumptions

Mobilization & Protection	Coordinate start date, stage materials neatly, and protect adjacent visible surfaces where practical during painting and electrical work.
Electrical Safety Focus	Lighting will be installed with a protected conduit pathway and GFCI protection because the area is used by children and residents. Underground work will be kept as clean and low-impact as practical.
Paint & Surface Prep	Paint work is based on light prep and touch-up/maintenance coating of accessible surfaces. Excessive rust, failing substrate, heavy scraping, or full restoration is excluded unless approved as a change order.
Public Area Awareness	Work area will be kept orderly during active work. Inframark will use reasonable caution around common-area traffic, landscaping, and surrounding amenities.
Completion Window	Estimated completion is 2-4 working days after mobilization, subject to weather, material availability, and electrical field conditions.

Clarifications & Exclusions

Excluded / By Change Order

- Major masonry reconstruction, structural retaining wall repair, or hidden substrate correction.
- Extensive corrosion remediation, sandblasting, heavy rust removal, or full repaint/restoration systems.
- Repair of pre-existing electrical defects, non-functional circuits, panel upgrades, or long-distance power runs beyond the assumed work area.
- Irrigation, utility, root, or concealed underground conflict repairs unless directly caused by the work and reasonably preventable.
- Permit fees, engineered drawings, or inspection costs unless specifically required and approved in writing.
- Additional work outside the listed bus stop/gazebo renovation scope.



Inframark Maintenance Solutions



Lump Sum Proposal

PARK PLACE BUS STOP RENOVATIONS

\$7,600.00

Total lump sum for the scope of work described in this proposal.

Schedule

Mobilization anticipated within 3-5 working days from approval, subject to material availability, weather, and coordination.

Warranty

Limited workmanship warranty for installed work. Warranty excludes vandalism, owner/third-party damage, normal wear, hidden defects, and pre-existing site conditions.

Change Orders

Any additional work outside the listed scope, unforeseen site conditions, or owner-requested changes will be priced and approved before proceeding where practical.

Proposal Validity

Pricing is valid for 30 days from proposal date unless material pricing or availability changes materially.

Acceptance

Authorized Approval	Signature: _____
Printed Name / Title	_____
Date	_____



ENTRY CONTROL SYSTEM UPGRADE PROPOSAL

Mandolin Reserve & Mandolin Estates

Prepared For	Park Place CDD
Project Type	Controlled Entry / Access Control Retrofit
Proposal Date	May 5, 2026
Pricing Format	Separated by Property - Not Combined Into One Lump Sum

Executive objective: preserve the existing gate appearance while improving resident access, guest processing, vehicle sequencing and entry control through a practical retrofit system.

Aesthetic Preservation	Resident / Guest Separation	Barrier Arm Control
Existing black iron swing gates remain in place; the approach avoids a full gate replacement scope.	Resident access is handled through a clicker receiver lane while guest access remains at the call box lane.	Pre-gate arms and loop detection help regulate one vehicle per authorization.

1. Executive Summary

Inframark proposes a standardized controlled-entry upgrade program for Mandolin Reserve and Mandolin Estates. The proposal is structured as a practical retrofit that maintains the existing black iron swing gate appearance while improving access control, resident/guest lane separation, vehicle sequencing, and community entry reliability.

The system is designed to keep the current gate aesthetic in place while adding dedicated resident clicker access, upgraded guest call box access, commercial barrier arms, vehicle loop detection, access-control wiring, programming, testing, and closeout support. This approach avoids the cost and disruption of a full gate replacement while still addressing the operational concerns that matter most to management, residents, and the board.

Project Sites	Mandolin Reserve and Mandolin Estates
Client / Management	Inframark - Attn: Gabe Montagna
Primary Objective	Controlled entry upgrade with dedicated resident and guest lane function
Retrofit Approach	Maintain existing gates; add call box, clicker receiver, barrier arms, loops and sequencing
Pricing Structure	Priced separately by property - not combined into one lump sum
Board-Level Benefit	Improved entry control, clearer lane use, reduced tailgating and better resident/guest flow

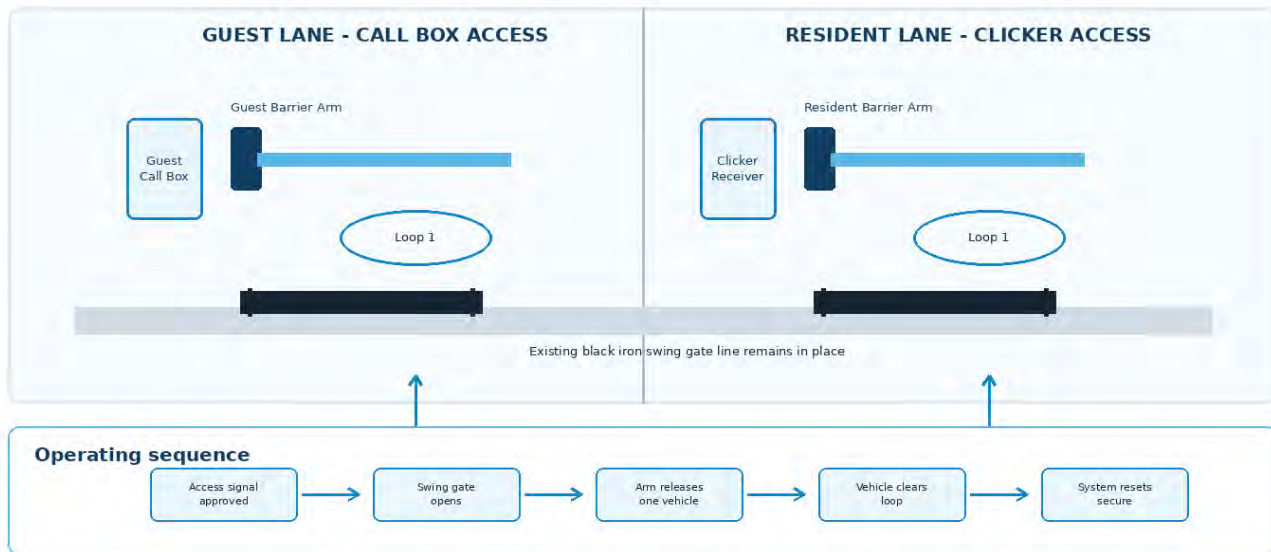
Board-Level Benefit Statement

- Creates a cleaner resident entry process through clicker-based access.
- Maintains guest access through a modernized call box / telephone entry system in the guest lane.
- Adds commercial barrier-arm control to help regulate one vehicle per authorization.
- Preserves the existing black iron gate look and avoids a full gate replacement scope.
- Separates the proposal by property so each community can be reviewed and approved independently.
- Keeps exit gates outside the new-work scope where existing exit function is understood to be operational.

2. Controlled Entry Concept Plan

The proposed system uses a pre-gate barrier arm configuration at each entrance. Vehicles stop at the barrier arm before reaching the existing swing gate. The arm remains down until the access signal is approved and the swing gate has opened. Once the gate opening sequence is complete, the barrier arm releases one vehicle and then resets using loop detection.

CONCEPTUAL CONTROL PLAN - PRE-GATE BARRIER ARM SYSTEM Not to Scale

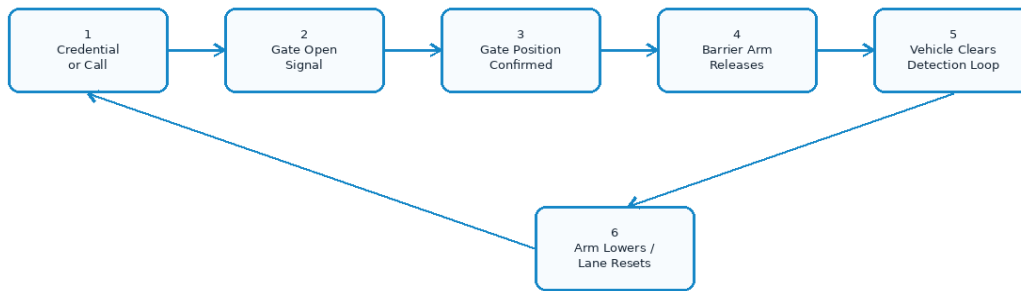


Conceptual control plan for resident and guest lanes. Final arm placement, loop placement, conduit routing and equipment model selection are subject to field verification.

3. System Sequencing and Operating Logic

The operating sequence is the most important part of the proposed solution. The barrier arm must not simply open at the same time as the gate. The intended sequence is that the resident credential or guest call initiates the gate opening, the swing gate reaches the programmed open position, and then the barrier arm releases one vehicle through the lane.

SYSTEM SEQUENCING - GATE, ARM AND LOOP LOGIC



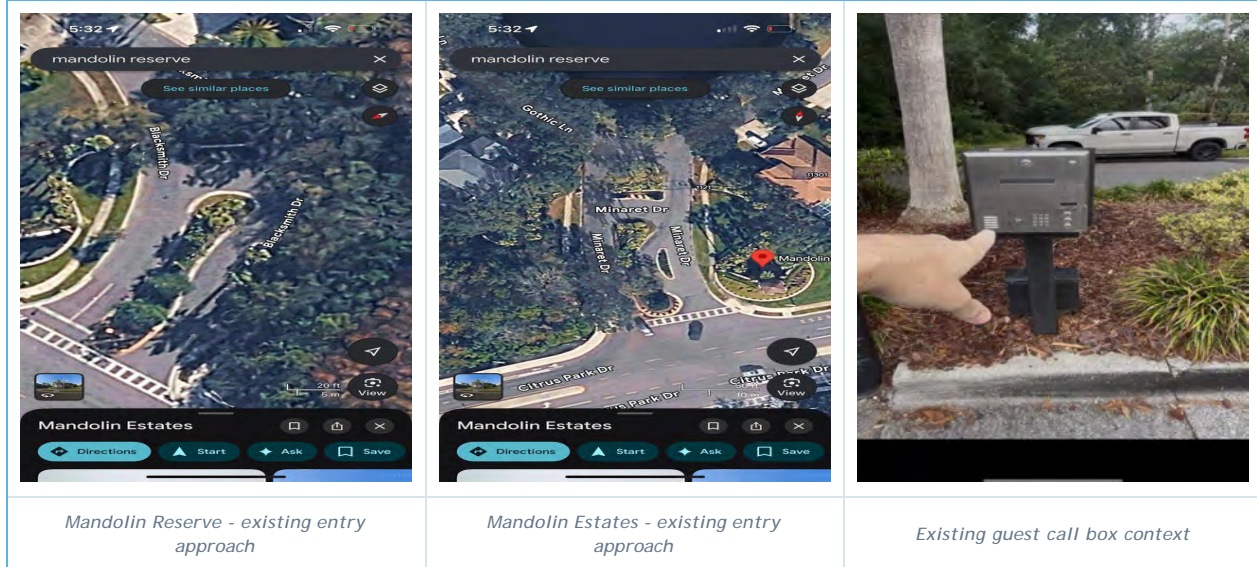
Programming intent: barrier arms remain down until the existing swing gate is open; each lane releases one authorized vehicle and resets through loop detection.

Step 1	Resident presses clicker or guest uses call box.
Step 2	Existing swing gate receives open command and begins opening.
Step 3	Barrier arm remains down while the gate opening sequence occurs.
Step 4	Once the gate is open, the barrier arm releases.
Step 5	One vehicle passes through the entry lane.
Step 6	Vehicle loop confirms passage and the system resets for the next vehicle.

Programming and final calibration will be coordinated with the selected access-control subcontractor and verified in the field at each property prior to closeout.

4. Existing Site Context and Upgrade Zones

The same controlled-entry strategy is proposed for both communities, with each site receiving a dedicated resident lane, guest lane, call box upgrade, barrier arms and loop detection. The exact equipment locations will be field verified to protect vehicle approach spacing, gate swing clearance, pedestrian safety and existing utility conditions.



Mandolin Reserve	Existing split entry/exit approach to receive resident lane clicker control, guest lane call box upgrade, two pre-gate barrier arms, vehicle loop detection, conduit/wiring, integration and testing.
Mandolin Estates	Existing split entry approach to receive resident/guest lane control, call box upgrade, two pre-gate barrier arms, vehicle loop detection, sequencing integration and closeout testing.
Guest Lane Function	New call box / telephone entry system will remain the visitor access point and will be integrated with the existing gate and barrier arm logic.
Resident Lane Function	Clicker receiver system will provide cleaner resident entry through the dedicated resident lane.
Exit Gate Position	Existing exit gate function is understood to remain as-is and is excluded from new work unless a separate repair need is identified.

5. Equipment Function Summary

The following equipment functions are included to provide a complete controlled-entry program at each property. Final product models will be verified based on existing gate operators, available power, final lane geometry and subcontractor compatibility recommendations.

Guest Call Box / Telephone Entry	Replaces the existing guest access unit and provides visitor communication and gate open signal to the existing gate operator.
Resident Clicker Receiver	Receives resident remote signals and initiates the resident lane access sequence. Antenna may be provided if needed for proper approach range.
Commercial Barrier Arms	Create the pre-gate control point for each entry lane. Arms are intended to release only after the swing gate opening sequence is complete.
Vehicle Loop Detection	Detects vehicle presence and confirms passage so the lane can reset after one authorized vehicle clears the entry point.
Conduit / Wiring / Pull Boxes	Provides the physical pathway and wiring support needed for access control connections, low-voltage wiring and power coordination.
Programming / Testing	Coordinates equipment logic so the call box, clicker receiver, gate operator, barrier arms and loops operate as a single system.

Design Assumptions

- Existing black iron swing gates are intended to remain in place.
- Existing gate operators are assumed suitable for integration, subject to field verification.
- Exit gate work is excluded from the new entry upgrade scope.
- Major power upgrades, concealed electrical conditions, underground conflicts or structural repairs are excluded unless added by written change order.
- Final equipment selection is subject to compatibility with the existing system and selected subcontractor recommendations.

6. Mandolin Reserve - Detailed Scope of Work

The following scope applies specifically to Mandolin Reserve. The system is intended to retain the existing swing gates while adding a more controlled resident and guest entry process.

Resident Entry Lane - Right Side	<ul style="list-style-type: none"> • Install one clicker receiver system for resident access. • Provide antenna if required for proper vehicle approach range. • Provide resident remotes/clickers as directed by management. • Install one commercial barrier arm system at the pre-gate resident control point. • Install vehicle loop detection to identify vehicle presence and reset system after passage. • Coordinate barrier-arm logic with the existing swing gate so the arm releases only after the gate opening sequence is complete.
Guest Entry Lane - Left Side	<ul style="list-style-type: none"> • Remove/replace existing guest call box with a new modernized call box / telephone entry system. • Maintain guest access through the dedicated guest lane. • Install one commercial barrier arm system at the pre-gate guest control point. • Install vehicle loop detection for guest lane presence and reset. • Integrate the new call box, gate operator and barrier arm sequencing so visitors are controlled one vehicle at a time.
Existing Swing Gates	<ul style="list-style-type: none"> • Existing black iron swing gates are to remain in place. • Scope assumes the existing gate structure and operators are suitable for integration, subject to field verification. • No full gate replacement is included in this proposal.
Exit Gate	<ul style="list-style-type: none"> • Existing exit gate is understood to be functional and is excluded from new work. • Inframark will visually review and confirm existing exit functions during coordination. • Any exit gate repairs, exit loop replacement or operator upgrades would be priced separately if discovered.
Electrical, Conduit & Integration	<ul style="list-style-type: none"> • Provide necessary conduit, pull boxes, low-voltage wiring, power coordination and access control connections required for the proposed entry system. • Saw-cut and seal vehicle loop locations as required by the selected access-control subcontractor. • Program, test and calibrate the full entry sequence after installation.

7. Mandolin Estates - Detailed Scope of Work


The following scope applies specifically to Mandolin Estates and mirrors the same controlled-entry program proposed for Mandolin Reserve. Pricing and scope remain separated by property for management and board review.

Resident Entry Lane - Right Side	<ul style="list-style-type: none"> • Install one clicker receiver system for resident access. • Provide antenna if required for proper vehicle approach range. • Provide resident remotes/clickers as directed by management. • Install one commercial barrier arm system at the pre-gate resident control point. • Install vehicle loop detection to identify vehicle presence and reset system after passage. • Coordinate barrier-arm logic with the existing swing gate so the arm releases only after the gate opening sequence is complete.
Guest Entry Lane - Left Side	<ul style="list-style-type: none"> • Remove/replace existing guest call box with a new modernized call box / telephone entry system. • Maintain guest access through the dedicated guest lane. • Install a commercial barrier arm system at the pre-gate guest control point. • Install vehicle loop detection for guest lane presence and reset. • Integrate the new call box, gate operator and barrier arm sequencing so visitors are controlled to one vehicle at a time.
Existing Swing Gates	<ul style="list-style-type: none"> • Existing black iron swing gates are to remain in place. • Scope assumes the existing gate structure and operators are suitable for integration, subject to field verification. • No full gate replacement is included in this proposal.
Exit Gate	<ul style="list-style-type: none"> • Existing exit gate is understood to be functional and is excluded from new work. • Inframark will visually review and confirm existing exit function during coordination. • Any exit gate repairs, exit loop replacement or operator upgrades would be priced separately if discovered.
Electrical, Conduit & Integration	<ul style="list-style-type: none"> • Provide necessary conduit, pull boxes, low-voltage wiring, power coordination and access control connections required for the proposed entry system. • Saw-cut and seal vehicle loop locations as required by the selected access-control subcontractor. • Program, test and calibrate the full entry sequence after installation.

8. Scope Control Matrix and Clarifications

SYSTEM COMPONENT	MANDOLIN RESERVE	MANDOLIN ESTATES	BOARD / MANAGEMENT NOTE
 Resident Clicker Access	 Included	 Included	Receiver, antenna (if needed), resident remotes as directed.
 Guest Call Box Upgrade	 Included	 Included	Modernized call box / telephone entry in guest lane.
 Commercial Barrier Arms	 2 Included	 2 Included	Pre-gate control, one per entry lane.
 Vehicle Loop Detection	 4 Included	 4 Included	Presence detection and reset sequencing.
 Existing Black Iron Gates	 Remain	 Remain	No full gate replacement included.
 Exit Gate Work	 Excluded	 Excluded	Existing exit function understood to remain as-is.
 Major Utility Conflicts	 Excluded	 Excluded	Unforeseen power/underground issues by change order.

PROPOSAL CLARIFICATIONS

 Existing Gate Condition	Pricing assumes existing gates are structurally suitable and existing operators can be integrated with the proposed sequencing.
 Excluded Work	Proposal excludes full gate replacement, masonry modifications, asphalt resurfacing beyond loop saw-cut sealing, major electrical service upgrades and exit gate repairs.
 Field Verification	Final system design, equipment model selection, arm placement and loop layout are subject to field verification and access-control subcontractor confirmation.
 Change Orders	Any additional scope requested by management or required due to concealed field conditions will be handled by written change order.
 Operational Access	RealEx will coordinate installation sequencing with management to reduce disruption to residents as reasonably practical.

9. Pricing Summary

Pricing is separated by project site as requested. Each property includes the same controlled-entry upgrade scope described in this proposal. Pricing is provided as a lump-sum project amount per property to avoid overcomplicating the board review process while still clearly defining the included work.

Project Site	Included System	Proposal Amount
Mandolin Reserve	Resident clicker lane, guest call box upgrade, two commercial barrier arms, vehicle loop detection, electrical/conduit/integration, programming, testing and closeout.	\$48,500.00
Mandolin Estates	Resident clicker lane, guest call box upgrade, two commercial barrier arms, vehicle loop detection, electrical/conduit/integration, programming, testing and closeout.	\$48,500.00
Total if both properties are awarded	Two separately scoped property installations.	\$97,000.00

MANDOLIN RESERVE	MANDOLIN ESTATES	COMBINED AWARD
\$48,500	\$48,500	\$97,000

Pricing Clarifications

- Proposal pricing is held as previously structured and is not discounted in this revised executive package.
- Pricing includes the controlled-entry scope described in this proposal and is separated by property for clean board review.
- Any concealed conditions, major power upgrades, incompatible existing operators, exit gate repairs or added scope will be handled through written change order.
- This proposal is designed to remain clear enough for board review while preserving Inframark transferability for internal use and rebranding.

10. Schedule, Closeout and Terms

Inframark will coordinate installation in a manner that reduces disruption to residents and maintains access as reasonably practical during the work. Final schedule will be coordinated with Inframark and the selected access-control subcontractor after approval.

Subcontractor Field Verification	Upon approval / pre-mobilization
Material Procurement	Approximately 2-3 weeks, subject to equipment availability
Installation Duration	Approximately 3-5 working days per property
Testing and Closeout	Immediately following installation at each property
Closeout Deliverables	System function test at each property; resident clicker/access test for the resident lane; guest call box operation test; barrier arm and loop reset test; final walkthrough with management representative when requested.
Terms	Proposal valid for 30 days. Payment due upon completion unless alternate payment terms are agreed in writing. Inframark reserves the right to adjust pricing if final field verification identifies concealed electrical, underground or equipment compatibility issues outside the defined scope.
Approval	Work may be scheduled following written approval from the authorized District representative.

Authorized Approval

Authorized Representative	_____
Name / Title	_____
Date	_____
Project Site Selection	<input type="checkbox"/> Mandolin Reserve <input type="checkbox"/> Mandolin Estates <input type="checkbox"/> Both Properties

STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "*Client*" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the

Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such

Agreed to: _____

deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation, surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.*

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of

Agreed to: _____

such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100

Katy, Texas 77449
Attn: Legal Department

Client:
Rivington Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any

Agreed to: _____

provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1127
Date: 5/13/2026
Valid until: 6/13/2026



Park Place CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Park Place CDD

Installation of one fluted post and transfer of signage
Post will be installed accordance with all D.O.T regulations
The pole on The Reserves exit side

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$350.00	\$350.00
		Subtotal:	\$350.00
		Total:	\$350.00

Customer signature

Date

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are

warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

Provide Access to Premises

Any Permit Modification, if Applicable

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399
email: service@nextdaysignstampa.com

Estimate: 33349

Printed 5/6/2026 10:56:53AM

Description: **MANDOLIN Painting entryway wall top/ signs/ design elements**

Prepared For: Gabe Montagna

ph: (813) 873-7300

Company: Inframark

Estimate Date: 5/6/2026 10:56:43AM

email: gabe.montagna@inframark.com

Dear Gabe:

Thank you for considering Next Day Signs of Tampa for your sign needs. We are pleased to present to you the following quotations.

For this estimate to be placed into production, we will need a signed copy of this estimate, and at least a 50% deposit (orders under \$100 require full payment), with the remainder due UPON COMPLETION, prior to delivery, pick up or installation.

The buyer agrees to the pricing and payment terms listed above. Next Day Signs retains ownership of all goods until the invoice is paid in full by the buyer.

If you have any questions regarding these signs or prices, please let us know. If there is anything else we can do for you, please don't hesitate to call. Thank you.

_____ Approved _____ Approved with _____ Please make the changes
Okay to proceed attached changes indicated and fax another proof

Sincerely,

Jeremy Unland

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total
1 Miscellaneous	*	1	1	0	0	\$9,500.00	\$9,500.00

Color:

Description:

Text: Customer supplied paint - estimated 10 gallons 7633 Taupe, 10 gallons 7567 Tan and 2 gallons Black. Sanding and stripping where applicable, filler where applicable to attempt to repair damage, reattachment of sign letters, etc. repaint structure (tower) and 2 flanking monument signs (fronts only, sides, back and column bases should already be correct taupe color), top cap of short wall curving around front of signs, down drive and thru gates out other side of exut area, 4 column bases at gates. We cannot be liable for damage that may occur in attempting to repair or paint these structures. There are some areas such as the sign letters that are in horrible shape and we will do our best to clean them up but will eventually crack, break or fall off the sign structures as they are extremely aged and brittle. References and completion photos of other projects available upon request. Estimated 1-2 weeks completion for both properties (RESERVE and ESTATES) pending schedule at time of order and weather permitting

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399
email: service@nextdaysignstampa.com

Estimate: 33349

Printed 5/6/2026 10:56:53AM

Notes:

THIS ESTIMATE INCLUDES A CASH DISCOUNT. IF PAYING BY ANY OTHER METHOD INCLUDING BUT NOT LIMITED TO VISA, MC, DISCOVER OR AMEX, THERE IS AN ADDITIONAL 4% ADDED TO THIS DISCOUNTED RATE. IF THIS ESTIMATE HAS OPTIONS LISTED WITH NO TOTAL LINES, PLEASE BE SURE TO EXPECT SALES TAX OR SHIPPING CHARGES IF THEY APPLY ON FINAL, TOTALLED INVOICES.

ESTIMATE APPROVALS: THIS IS A PROOF FOR YOUR REVIEW. WE WILL NOT BEGIN PRODUCTION UNLESS WE RECEIVE AN APPROVED OR SIGNED, emailed APPROVAL OF YOUR ESTIMATE AS WELL AS ARTWORK, TO PROCEED. Please check for spelling, wording, punctuation, size, fabrication and layout for accuracy. It is our goal to always provide what you request. After an approved or signed copy has been received from you, any production errors will be quickly and willingly corrected, but the correction will be at your expense. NOTE: EVERYTHING HAS LIMITS. If you are concerned about your sign or graphics being paneled or in more than one piece, be sure to address it immediately before approving this order. There is no charge for one proof. Each additional proof requiring design or concept changes will be billed at a minimum of \$15.00 per change or \$96 per hour, prices do not include extensive text or layout charges. Please be aware that colors can look differently on different items, colors vary from digital output to paper printing to vinyl signs, etc. If you are in need of a specific color match, please advise your sales associate or this will be considered notification. We understand that time is of the essence when you place your order with Next Day Signs. Cancellation of this order by the buyer is permissible only if the seller has made no material or labor investments in filling the order, layout and design time is included. If cancellation is necessary, time will be billed at the normal hourly rate. Some projects take longer production times and you will be notified upon placing your order how long a project will take. As quick as you'd like your signs, we'd like you to pick them up. We require full payment is made upon completion of your order not upon pick up, delivery or installation. We can store your project in a safe place but additional costs will be assessed. We also can pack your project for safe care and handling if you cannot get to us in a timely fashion. Please ask your sales associate about these options and additional costs to ensure that you receive the utmost satisfaction with you order(s). WE ARE NOT LIABLE FOR PROJECTS LEFT UNATTENDED FOR MORE THAN 3 BUSINESS DAYS. ORDERS NOT PICKED UP AFTER THE 3 RD BUSINESS DAY WILL EITHER BE DISREGARDED OR STORAGE AND PACKING FEES WILL APPLY. DUE TO INCREASING GASOLINE PRICES, DELIVERIES ON ORDERS LESS THAN \$200 WILL BE CHARGED A MINIMUM DELIVERY CHARGE OF \$25 DEPENDING ON LOCATION. IF YOU CHOSE TO HAVE ANOTHER SUPPLIER OR VENDOR WORK WITH YOU ON THE COMPLETION OF YOUR PROJECT, PLEASE ADVISE YOUR SALESPERSON TODAY. WE ARE NOT LIABLE FOR PRODUCTS AFTER THEY LEAVE OUR POSSESSION ESPECIALLY IF INSTALLED OR HANDLED BY A THIRD PARTY.

WE ALSO SUGGEST THAT ALL LARGE SIGNAGE REQUESTS ACCOMPANY A SURVEY TO ENSURE ACCURACY, STABILITY AND PREVENTATIVE MAINTENANCE. PLEASE ASK ABOUT YOUR SURVEY IF NOT SUGGESTED TODAY!

Installations: Installation charges are estimated by experience. As in any industry, when confronted with unforeseen circumstances, mother nature or environment conditions, additional time, materials and/or tools can be necessary. Please be sure that you are as clear as possible when explaining how and where your products will be installed to avoid this issues. In addition, we are not liable for damage to existing or supplied substrates/materials, nor can we be liable for our products adhering properly or removing finishes if we did not make them. We take every precaution necessary when applying and/or installing materials to ensure our customer's satisfaction. Please be sure to speak to a representative today about how long paint should cure, and/or what surfaces we may be working with and the obstacles we could run into in advance.

50% NON-REFUNDABLE DEPOSIT REQUIRED on all jobs, with the remainder due upon COMPLETION of work, not upon pick up. Minimum orders require full payment in advance that is non-refundable. DUE TO THE CUSTOM NATURE OF THE SERVICES AND PRODUCTS PRODUCED BY NEXT DAY SIGNS, ALL SALES ARE FINAL AND NON-RETURNABLE OR REFUNDABLE. If you are tax free organization you must supply NDS with a valid tax

Line Item Total:	\$9,500.00
Subtotal:	\$9,500.00
Taxes:	\$712.50
Total:	\$10,212.50

Deposit Required: **\$5,106.25**

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399

email: service@nextdaysignstampa.com

Estimate: 33349

Printed 5/6/2026 10:56:53AM

exemption certificate upon placing your order, otherwise taxes already charged are non refundable. For orders with credit card numbers on hold, if your order is in our showroom for more than one business week, the credit card will be charged in full and is not refundable. We are also not responsible for orders left at our office for more than a 2 week period and these orders will be disposed of unless prior arrangements or agreements are made with a member of our management.

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Payment/COLLECTIONS:

- *Orders under \$50 require full payment before the order will go to production.
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COLOR MATCHES can be difficult especially when matching paint to print and vice versa. If a color match is required and you cannot provide the color code, there may be an added trip charge or survey fee that is a billable service for us to come and match your color (this is especially important when doing channel letters and painting the raceway to match the building) please let us know in advance if possible if there is any challenge in color matching. Sometimes we have additional recommendations to avoid this billable service.

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We are doing our best to keep our customers informed and prevent these changes from affecting our operations however; it's always our goal to protect you.

Until further notice: Estimates are only valid for 5 days. Additional fees may apply before, during and possibly after an order has been placed. If you have concerns or questions, please address them before placing an order.

We thank you for your support, understanding and patience during these times.

Company: Inframark
2005 Pan Am Circle
Tampa, FL 33607

Received/Accepted By: / /

Designed for:



New Paint plan for Mandolin Estates and Mandolin Reserve
Customer can supply paint if quantity of gallons of each color
provided. Both properties need to be done simulatniously.

Citrus Park Dr, Westchase, FL 33626

Notes Patch where needed and paint top of curving walls, bases of gate columns, 2 large signs per property (one shown above, another sign same size flanking tower on opposite side) paint tower as shown.

Installation



Designed by: Dory Seburg Date: May 1, 2026
Estimated Price _____ Final Price _____
Customer Signature _____

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399
email: service@nextdaysignstampa.com

Estimate: 33336

Printed 5/4/2026 10:41:46AM

Description: **Replacement of Column caps on Main Signs**

Prepared For: Gabe Montagna

ph: (813) 873-7300

Company: Inframark

email: gabe.montagna@inframark.com

Estimate Date: 5/4/2026 10:41:36AM

Dear Gabe:

Thank you for considering Next Day Signs of Tampa for your sign needs. We are pleased to present to you the following quotations.

For this estimate to be placed into production, we will need a signed copy of this estimate, and at least a 50% deposit (orders under \$100 require full payment), with the remainder due UPON COMPLETION, prior to delivery, pick up or installation.

The buyer agrees to the pricing and payment terms listed above. Next Day Signs retains ownership of all goods until the invoice is paid in full by the buyer.

If you have any questions regarding these signs or prices, please let us know. If there is anything else we can do for you, please don't hesitate to call. Thank you.

_____ Approved _____ Approved with _____ Please make the changes
Okay to proceed attached changes indicated and fax another proof

Sincerely,

Jeremy Unland

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 Miscellaneous	*	8	1	12	48	\$1,093.75	\$0.00	\$8,750.00
Color:	TBD	Includes Discount: (\$1,670.80)						
Description:	48"x48"x12.5" fabricated aluminum caps with angle frame fro attachment to existing columns with light sand finish painted one color							
Text:	large column caps for SIGN columns at both properties MANDOLIN ESTATES and RESERVE							
2 Install Over 10' Two Men	*	8	1	1	1	\$560.00	\$0.00	\$4,480.00
Color:	White	Includes Discount: (\$1,114.00)						
Description:	Installation with bucket truck over 10' 2 Men. Scheduling typically takes 2-5 days This is an estimate of time it takes to install your sign. This time includes travel time, surface preparation time, and actual install time. Price is per man/hour. Install time is subject to change.							
Text:								

Estimate



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Estimate: 33336

Printed 5/4/2026 10:41:46AM

Notes:

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Line Item Total:	\$13,230.00
Tax Exempt Amt:	\$4,480.00
Subtotal:	\$13,230.00
Taxes:	\$656.25
Total:	\$13,886.25

Deposit Required: **\$6,943.13**



Next Day Signs

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Guarantee: Next Day Signs warrants the sign to be free from defects in workmanship and materials for a period of 365 days from the date of completion of work. Next Day Signs makes no warranty in respect to parts, attachments or accessories not manufactured by NDS and it's affiliates including lamps, flashers, transformers and ballasts. Respective manufacturer's warranty, if any, shall apply on these items. Labor for replacement of those items is a service charge and shall be paid by client. This warranty shall not include

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399

email: service@nextdaysignstampa.com

Estimate: 33336

Printed 5/4/2026 10:41:46AM

damage or loss by fire, flood, vandals, acts of God or ANY OTHER CONDITIONS BEYOND ITS CONTROL. Occasionally the jurisdiction you are within may require additional attachment details, not typically specified in advance, different inspectors require different things and there is no way to prepare for these unforeseen circumstances. If your job requires additional trips by our company, installation team, additional hardware that is not included within the engineering, additional materials, additional time to aid inspector access with our bucket truck and licensed driver or if your sign is red tagged, additional fees will apply and are not included in this fee. These fees are not proposed or expected throughout the entire process and may not be charged until we are notified by the inspector which tends to be after installation. By agreeing to this contract, you hereby agree to accept and additional fees associated with the permitting process. Payment/COLLECTIONS:

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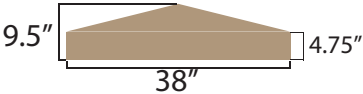
Company: Inframark
2005 Pan Am Circle
Tampa, FL 33607

Received/Accepted By: _____

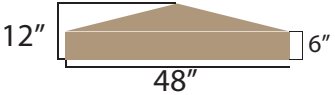
/ /

Designed for:

Fence Gate Caps (4 per property, 8 Total)



Main Monument Caps (4 per property, 8 Total)



Notes Aluminum fabricated Column Caps painted to match color provided by customer and attached from underside by Angle brackets that we will install to column prior to adding cap.

Installation



Designed by: Dory Seburg Page 169 Date: April 29, 2026
 Estimated Price _____ Final Price _____
 Customer Signature _____

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399
email: service@nextdaysignstampa.com

Estimate: 33335

Printed 5/4/2026 10:37:30AM

Description: **Replacement of Column caps in gate areas**

Prepared For: Gabe Montagna

ph: (813) 873-7300

Company: Inframark

Estimate Date: 5/4/2026 10:37:06AM

email: gabe.montagna@inframark.com

Dear Gabe:

Thank you for considering Next Day Signs of Tampa for your sign needs. We are pleased to present to you the following quotations.

For this estimate to be placed into production, we will need a signed copy of this estimate, and at least a 50% deposit (orders under \$100 require full payment), with the remainder due UPON COMPLETION, prior to delivery, pick up or installation.

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If you have any questions regarding these signs or prices, please let us know. If there is anything else we can do for you, please don't hesitate to call. Thank you.

_____ Approved _____ Approved with _____ Please make the changes
Okay to proceed attached changes indicated and fax another proof

Sincerely,

Jeremy Unland

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 Miscellaneous	*	8	1	9.5	38	\$795.00	\$0.00	\$6,360.00
Color:	TBD					Includes Discount: (\$1,201.76)		
Description:	38"x38"x9.5" fabricated aluminum caps with angle frame fro attachment to existing columns with light sand finish painted one color							
Text:	Small column caps for gate columns at both properties MANDOLIN ESTATES and RESERVE							
2 Install Over 10' Two Men	*	8	1	1	1	\$455.00	\$0.00	\$3,640.00
Color:	White					Includes Discount: (\$1,286.00)		
Description:	Installation with bucket truck over 10' 2 Men. Scheduling typically takes 2-5 days This is an estimate of time it takes to install your sign. This time includes travel time, surface preparation time, and actual install time. Price is per man/hour. Install time is subject to change.							
Text:								
3 Logo / Art Setup		1	1	1	1	\$101.00	\$0.00	\$101.00
Color:	none on none							
Description:	Logo set up or art and design layout per hour							
Text:	if requested, vector of logo for replacement of circle signs "M"							

Estimate



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Estimate: 33335

Printed 5/4/2026 10:37:30AM

Notes:

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Line Item Total:	\$10,101.00
Tax Exempt Amt:	\$3,640.00
Subtotal:	\$10,101.00
Taxes:	\$484.58
Total:	\$10,585.58

Deposit Required: **\$5,292.79**



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Payment/COLLECTIONS:

*Orders under \$50 require full payment before the order will go to production.

*Orders over \$100 require a 50% deposit at the time the order is placed. Full payment is required at time of pick up or before installation can take place.

The buyer also agrees to the pricing and payment terms listed above. Next Day Signs retains ownership of all goods until the invoice is paid in full by the buyer. Next Day Signs reserves the right to collect fees associated with collection/legal action if deemed necessary in order to collect payment for services rendered. A Finance charge of \$5 or 5% per week will be added to all past due invoices until paid in full.

COLOR MATCHES can be difficult especially when matching paint to print and vice versa. If a color match is required and you cannot provide the color code, there may be an added trip charge or survey fee that is a billable service for us to come and match your color (this is especially important when doing channel letters and painting the raceway to match the building) please let us know in advance if possible if there is any challenge in color matching. Sometimes we have additional recommendations to avoid this billable service. Permitted SIGNAGE: 50% NON-REFUNDABLE DEPOSIT REQUIRED on all jobs, with the remainder due before installation will take place. Permitting of signage may take as few as 4 weeks and in extreme cases could take an indefinite amount of time. Production and Installation will take approximately 3-4 weeks from the date of the permit approval. Before permit will be applied for all required paperwork needs to be provided to Next Day Signs including but not limited to: a letter of authorization signed by owner of land and notarized (we can supply a copy), site plan, signed artwork and estimate. Other information such as land survey with flood elevation and plat drawings may be requested on a case per case basis. Any alterations or deviations from the above scope of work involving extra cost of materials or labor will only be executed upon receipt of written approval and could result in additional charges to the prices stated and included in this contract. Final connection to be made by customer's electrician of which must pull the electrical permit at the same time as sign permit otherwise pay the additional costs for Next Day Signs to provide this additional service. Those costs will have to be added to invoice and signed by customer before permit will be applied for. ALL AGREEMENTS MUST BE MADE IN WRITING, NO EXCEPTIONS! Any and all materials used remain the property of Next Day Signs until the contract is paid in full. In the event of default, if Next Day Signs requires an attorney's service in order to institute legal action of any kind, then Purchaser agrees to pay attorney's fees, including costs of collection.

Guarantee: Next Day Signs warrants the sign to be free from defects in workmanship and materials for a period of 365 days from the date of completion of work. Next Day Signs makes no warranty in respect to parts, attachments or accessories not manufactured by NDS and it's affiliates including lamps, flashers, transformers and ballasts. Respective manufacturer's warranty, if any, shall apply on these items. Labor for replacement of those items is a service charge and shall be paid by client. This warranty shall not include

Estimate



Next Day Signs

4803 George Rd. Suite 370
Tampa, FL 33634
ph. 813.249.6398
fax 813.249.6399

email: service@nextdaysignstampa.com

Estimate: 33335

Printed 5/4/2026 10:37:30AM

damage or loss by fire, flood, vandals, acts of God or ANY OTHER CONDITIONS BEYOND ITS CONTROL. Occasionally the jurisdiction you are within may require additional attachment details, not typically specified in advance, different inspectors require different things and there is no way to prepare for these unforeseen circumstances. If your job requires additional trips by our company, installation team, additional hardware that is not included within the engineering, additional materials, additional time to aid inspector access with our bucket truck and licensed driver or if your sign is red tagged, additional fees will apply and are not included in this fee. These fees are not proposed or expected throughout the entire process and may not be charged until we are notified by the inspector which tends to be after installation. By agreeing to this contract, you hereby agree to accept and additional fees associated with the permitting process. Payment/COLLECTIONS:

*Orders under \$100 require full payment before the order will go to production.

*Orders over \$100 require a 50% deposit at the time the order is placed. Full payment is required at time of pick up or before installation can take place.

The buyer also agrees to the pricing and payment terms listed above. Next Day Signs retains ownership of all goods until the invoice is paid in full by the buyer. Next Day Signs reserves the right to collect fees associated with collection/legal action if deemed necessary in order to collect payment for services rendered. A Finance charge of \$5 or 5% per week will be added to all past due invoices until paid in full

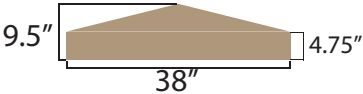
Company: Inframark
2005 Pan Am Circle
Tampa, FL 33607

Received/Accepted By: _____

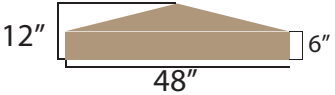
/ /

Designed for:

Fence Gate Caps (4 per property, 8 Total)



Main Monument Caps (4 per property, 8 Total)



Notes Aluminum fabricated Column Caps painted to match color provided by customer and attached from underside by Angle brackets that we will install to column prior to adding cap.

Installation



Designed by: Dory Seburg Page 174 Date: April 29, 2026
 Estimated Price _____ Final Price _____
 Customer Signature _____



Park Place CDD - Irrigation 4-26

Date 4/16/2026
Customer Park Place CDD | 11740 Casa Lago | Tampa, FL 33626
Property Park Place CDD | 11740 Casa Lago | Tampa, FL 33626

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

Repairs found during the April 26 Irrigation inspection.

Irrigation Repair/Installation

Clock 8 - Park Place

Items	Quantity	Unit	Price
Zone 12- Node 200	4.00	EA	\$1,751.97
Clock 8 - Park Place :			\$1,751.97
PROJECT TOTAL:			\$1,751.97

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine

Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

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

E X C L U S I O N S

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established

during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will

remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor

Date 4/16/2026

Pine Lake Services, LLC

By _____
Park Place CDD

Date _____



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Park Place CDD	1634

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services