

Park Place Community Development District

June 10, 2026

Revised Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 219 229 663 094 364 PASSCODE: mn3hc3EV

[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
Accountant

District Staff

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

Revised Regular Meeting Agenda

Wednesday, June 10, 2026, at 11:00 a.m.

The Regular Meeting of the Park Place Community Development District will be held on June 10, 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/280347154624218?p=MVjX8vJjD5FBmAiWjl>

Meeting ID: 280 347 154 624 218 Passcode: c9Pg2da3

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. Accounting Staff Report
 - i. May 2026 Financial Statements and Check Register.....Page 4
 - ii. Operations and Maintenances Expenditures for May 2026.....Page 20
 - iii. Review of Financial Snapshot for the Month of June 2026.....Page 108
 - iv. Review of the Cash Flow Analysis for the Month of June 2026.....Page 109
- B. Consideration of Minutes from the Meeting Held on May 20, 2026.....Page 110
- C. Aquatics Report
- D. Landscape Report
 - i. Field Inspection Reports
 - a. Highland Park CDD June 2026 Field Inspection Report.....Page 116
 - b. Mandolin Estates June 2026 Field Inspection Report.....Page 126
 - c. Mandolin Reserve June 2026 Field Inspection Report.....Page 130
 - d. Windsor Place May June Field Inspection Report.....Page 134
- E. District Engineer

- F. District Counsel
- G. District Manager

5. BUSINESS ITEMS

- A. Consideration of FY 2027 Proposed Budget (*under separate cover*)
- B. Consideration of Resolution 2026-05 FY2026-2027 Proposed Budget & Setting Public Hearing.....Page 137
- C. Consideration of Inframark Gate System Agreement.....Page 139
- D. Consideration of Pine Lake Townhomes Enhancement Proposal #8885.....Page 150
- E. Consideration of Pine Lake Crape Straightening Proposal #8886.....Page 155
- F. Consideration of Pine Lake Natural Area Proposal #8887.....Page 160
- G. Consideration of Pine Lake Fountainhead Oak Elevation Proposal #8888.....Page 165
- H. Consideration of Pine Lake Mobley-RTR Vegetation Cleanup Proposal #8889.....Page 169
- I. Consideration of Pine Lake Rock Relocation ME-HP Proposal #8911.....Page 174
- J. Consideration of Pine Lake Japanese Blueberry Tree Removals Median Proposal #8912.....Page 179
- K. Consideration of Pine Lake Mandolin Estates Oak Branch Removal Proposal #8899.....Page 183
- L. Consideration of Pine Lake Highland Park Weed Control & Application Proposal #8900.....Page 188

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. PUBLIC COMMENTS

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

8. ADJOURNMENT

The next meeting is scheduled for Wednesday July 15, 2026, at 11:00 a.m.

***Park Place
Community
Development
District***

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2021-1		SERIES 2021-2		SERIES 2021-1		SERIES 2021-2		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND					
ASSETS											
Cash - Operating Account	\$ 14,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,576
Cash In Bank	534,384	-	-	-	-	-	-	-	-	-	534,384
Accounts Receivable	5,091	-	-	-	-	-	-	-	-	-	5,091
Accounts Receivable - Other	327	-	-	-	-	-	-	-	-	-	327
Due From Other Funds	4,737	2,370	-	-	-	-	-	-	-	-	7,107
Investments:											
Acquisition & Construction Account	-	-	-	-	1,434	121,113	-	-	-	-	122,547
Interest Account	-	7	-	-	-	-	-	-	-	-	7
Revenue Fund	-	95,891	126,310	-	-	-	-	-	-	-	222,201
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	-	-	-	-	-	-	-	-	3,134,587	-	3,134,587
TOTAL ASSETS	\$ 559,356	\$ 98,268	\$ 126,310	\$ 1,434	\$ 121,113	\$ 14,086,199	\$ 3,902,000	\$ 18,894,680			
LIABILITIES											
Accounts Payable	\$ 7,562	\$ -	\$ -	\$ 4,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,018
Bonds Payable	-	-	-	-	-	-	-	-	3,902,000	-	3,902,000
Due To Other Funds	-	-	7,107	-	-	-	-	-	-	-	7,107
TOTAL LIABILITIES	7,562	-	7,107	4,456	-	-	3,902,000	3,921,125			

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 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	-	98,268	119,203	-	-	-	-	217,471
Capital Projects	-	-	-	-	121,113	-	-	121,113
Assigned to:								
Operating Reserves	250,112	-	-	-	-	-	-	250,112
Unassigned:	290,664	-	-	(3,022)	-	14,086,199	-	14,373,841
TOTAL FUND BALANCES	551,794	98,268	119,203	(3,022)	121,113	14,086,199	-	14,973,555
TOTAL LIABILITIES & FUND BALANCES	\$ 559,356	\$ 98,268	\$ 126,310	\$ 1,434	\$ 121,113	\$ 14,086,199	\$ 3,902,000	\$ 18,894,680

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 11,980	\$ 11,980	0.00%
Interest - Tax Collector	-	1,399	1,399	0.00%
Special Assmnts- Tax Collector	879,561	887,865	8,304	100.94%
Other Miscellaneous Revenues	-	5,291	5,291	0.00%
TOTAL REVENUES	879,561	906,535	26,974	103.07%
<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	4,227	13,273	24.15%
District Engineer	17,500	36,673	(19,173)	209.56%
District Manager	52,500	12,250	40,250	23.33%
Accounting Services	31,000	25,221	5,779	81.36%
Auditing Services	5,500	6,400	(900)	116.36%
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	376	624	37.60%
Bank Fees	300	372	(72)	124.00%
Payroll Services	-	92	(92)	0.00%
Postage and Resident Notices	300	-	300	0.00%
Website Administration	2,845	1,250	1,595	43.94%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	172,550	112,051	60,499	64.94%
<u>Utility Services</u>				
Utility- Water/Waste	9,000	32,790	(23,790)	364.33%
Utility- Electric	93,000	59,933	33,067	64.44%
Streetlights	433	-	433	0.00%
Total Utility Services	102,433	92,723	9,710	90.52%
<u>Landscape Services</u>				
Park Facility Janitorial	11,400	4,460	6,940	39.12%
Contracts-Aquatic Control	40,958	25,080	15,878	61.23%
Aquatic Maintenance	2,042	3,120	(1,078)	152.79%
Stormwater Assessment	13,000	-	13,000	0.00%
Storm Drain Maintenance	1,650	9,750	(8,100)	590.91%
R&M-Other Landscape	500	-	500	0.00%
Contract- Landscape Highland Park	131,950	61,082	70,868	46.29%
Contract Landscape- Racetrack Road	23,600	13,712	9,888	58.10%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
Contract- Landscape	88,404	104,769	(16,365)	118.51%
Amenity R&M	7,100	85,353	(78,253)	1202.15%
Plant Replacement Program	28,500	20,966	7,534	73.56%
Miscellaneous Maintenance	500	-	500	0.00%
Irrigation Maintenance	38,000	90,693	(52,693)	238.67%
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	424,693	25,943	94.24%
<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	3,675	1,325	73.50%
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	4,541	1,459	75.68%
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	96,907	26,035	78.82%
<u>Reserves</u>				
Misc-Contingency	31,000	24,287	6,713	78.35%
Total Reserves	31,000	24,287	6,713	78.35%
TOTAL EXPENDITURES & RESERVES	879,561	750,661	128,900	85.34%
Excess (deficiency) of revenues Over (under) expenditures	-	155,874	155,874	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		395,920		
FUND BALANCE, ENDING		\$ 551,794		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,859	\$ 4,859	0.00%
Special Assmnts- Tax Collector	266,588	272,205	5,617	102.11%
TOTAL REVENUES	266,588	277,064	10,476	103.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	1,229	(1,229)	0.00%
Total Administration	-	1,229	(1,229)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	231,000	231,000	-	100.00%
Interest Expense	35,588	35,588	-	100.00%
Total Debt Service	266,588	266,588	-	100.00%
TOTAL EXPENDITURES	266,588	267,817	(1,229)	100.46%
Excess (deficiency) of revenues Over (under) expenditures	-	9,247	9,247	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		89,021		
FUND BALANCE, ENDING		\$ 98,268		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 6,217	\$ 6,217	0.00%
Special Assmnts- Tax Collector	331,426	332,496	1,070	100.32%
TOTAL REVENUES	331,426	338,713	7,287	102.20%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	3,862	(3,862)	0.00%
Total Administration	-	3,862	(3,862)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	274,000	274,000	-	100.00%
Interest Expense	57,426	57,427	(1)	100.00%
Total Debt Service	331,426	331,427	(1)	100.00%
TOTAL EXPENDITURES	331,426	335,289	(3,863)	101.17%
Excess (deficiency) of revenues Over (under) expenditures	-	3,424	3,424	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		115,779		
FUND BALANCE, ENDING		\$ 119,203		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 33	\$ 33	0.00%
TOTAL REVENUES	-	33	33	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33	33	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(3,055)		
FUND BALANCE, ENDING		<u>\$ (3,022)</u>		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,750	\$ 2,750	0.00%
TOTAL REVENUES	-	2,750	2,750	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,750	2,750	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		118,363		
FUND BALANCE, ENDING		\$ 121,113		

Bank Account Statement

Wednesday, June 3, 2026

Park Place CDD

Page 1
HYI

Bank Account No. 0309
Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101002 Balance	534,383.62	Statement Balance	580,669.37
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	580,669.37
Subtotal	534,383.62	Outstanding Checks	-46,285.75
Negative Adjustments	0.00	Ending Balance	534,383.62
Ending G/L Balance	534,383.62		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/07/2026		JE000824	Special Assmnts- Tax Collector	FY2026 Tax Roll Assessments	11,371.41	11,371.41	0.00
05/19/2026		JE000825	Other Miscellaneous	U.S. Bank - Ck #110975815 05/11/2026 - Reimbur. for Arbitrage Rebate & Yield R	3,861.94	3,861.94	0.00
05/19/2026		JE000826	Other Miscellaneous	U.S. Bank - Ck #110975816 05/11/2026 - Reimbur. for Arbitrage Rebate & Yield R	1,229.23	1,229.23	0.00
05/31/2026		JE000827	Interest - Investments	Interest Revenue 05/26	1,871.60	1,871.60	0.00
Total Deposits					18,334.18	18,334.18	0.00
Checks							
							0.00
04/15/2026	Payment	100029	BRLETIC DVORAK, INC	Inv: 2369	-412.50	-412.50	0.00
04/29/2026	Payment	100031	JOHNSON ENGINEERING, INC.	Inv: 5620, Inv: 5945, Inv: 6193, Inv: 6595	-15,865.00	-15,865.00	0.00
04/29/2026	Payment	100033	GATE PROS, INC.	Inv: 11814	-180.00	-180.00	0.00
04/30/2026	Payment	300055	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-2640-ACH	-78.09	-78.09	0.00
04/30/2026	Payment	300056	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-3640-ACH	-118.85	-118.85	0.00
04/30/2026	Payment	300057	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-9190-ACH	-108.73	-108.73	0.00
04/30/2026	Payment	300058	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-4478-ACH	-109.41	-109.41	0.00
04/30/2026	Payment	300059	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-6474-ACH	-19.15	-19.15	0.00
05/06/2026	Payment	100036	ADVANCED AQUATIC SERVICES INC	Inv: 10563747	-3,120.00	-3,120.00	0.00

Bank Account Statement

Wednesday, June 3, 2026

Park Place CDD

Page 2
HYI

Bank Account No. 0309

Statement No. 05-26

Statement Date

05/31/2026

Date	Type	Check No.	Payee	Inv/Ref	Debit	Credit	Balance
05/06/2026	Payment	100037	FOUNTAIN KINGS INC.	Inv: INV-1206	-2,400.00	-2,400.00	0.00
05/06/2026	Payment	100038	INFRAMARK LLC	Inv: 1166644	-1,576.00	-1,576.00	0.00
05/13/2026	Payment	1023	UNITED STATES TREASURY	Payment of Invoice 002674	-3,861.94	-3,861.94	0.00
05/13/2026	Payment	1024	UNITED STATES TREASURY	Payment of Invoice 002675	-1,229.23	-1,229.23	0.00
05/15/2026	Payment	100039	GRAU & ASSOCIATES	Inv: 29386	-6,400.00	-6,400.00	0.00
05/15/2026	Payment	100041	TIERRA, INC.	Inv: 47782	-4,600.00	-4,600.00	0.00
05/15/2026	Payment	100042	PINE LAKE SERVICES	Inv: 9898	-22,194.00	-22,194.00	0.00
05/15/2026	Payment	100043	INFRAMARK LLC	Inv: 1166606, Inv: 1166804	-4,580.00	-4,580.00	0.00
05/18/2026	Payment	1025	PARK PLACE CDD	Payment of Invoice 002682	-4,607.51	-4,607.51	0.00
05/18/2026	Payment	300063	TECO -ACH	Inv: 042726-2958-ACH	-326.00	-326.00	0.00
05/18/2026	Payment	300064	TECO -ACH	Inv: 042726-0208-ACH	-46.17	-46.17	0.00
05/18/2026	Payment	300065	TECO -ACH	Inv: 042726-9085-ACH	-566.69	-566.69	0.00
05/18/2026	Payment	300066	TECO -ACH	Inv: 042726-1026-ACH	-557.27	-557.27	0.00
05/18/2026	Payment	300067	TECO -ACH	Inv: 042726-5171-ACH	-144.70	-144.70	0.00
05/18/2026	Payment	300068	FRONTIER ACH	Inv: 042226-6195-ACH	-226.89	-226.89	0.00
05/20/2026	Payment	300069	TECO -ACH	Inv: 050626-0091-ACH	-5,208.29	-5,208.29	0.00
05/26/2026	Payment	300070	FRONTIER ACH	Inv: 050126-6195-ACH	-191.25	-191.25	0.00
05/12/2026	Payment	8	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 002694	-55.92	-55.92	0.00
05/27/2026	Payment	100045	INFRAMARK LLC	Inv: 178474	-4,458.33	-4,458.33	0.00
Total Checks					-83,241.92	-83,241.92	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

Bank Account Statement

Wednesday, June 3, 2026

Park Place CDD

Page 3

HYI

Bank Account No. 0309

Statement No. 05-26

Statement Date

05/31/2026

Date	Type	Check No.	Payee	Inv:	Amount
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
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
04/28/2026	Payment	300052	BOCC - HILLSBOROUGH COUNTY	Inv: 041326-7596	-169.03
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
05/12/2026	Payment	300060	HILLSBOROUGH COUNTY FLORIDA	Inv: 042226-0000	-118.85
05/12/2026	Payment	300061	HILLSBOROUGH COUNTY FLORIDA	Inv: 042226-9190	-108.73
05/12/2026	Payment	300062	HILLSBOROUGH COUNTY FLORIDA	Inv: 042226-6474	-19.15
05/15/2026	Payment	100040	COMPLETE I.T. CORP	Inv: 19955	-99.00
05/22/2026	Payment	5	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 002693	-91.94
05/22/2026	Payment	6	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 002695	-30.15
05/22/2026	Payment	7	FRONTIER ACH	Payment of Invoice 002696	-254.95
05/27/2026	Payment	100044	FINN OUTDOOR LLC	Inv: 3009	-9,750.00
05/01/2026	Payment	9	ADP, INC	Payment of Invoice 002699	-23.00
05/12/2026	Payment	10	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 002705	-83.45
05/12/2026	Payment	11	BOCC - HILLSBOROUGH COUNTY	Payment of Invoice 002707	-189.30
05/29/2026	Payment	100046	CITY-WIDE CLEANING LLC	Inv: 20143	-560.00
05/29/2026	Payment	100047	ASSOCIATION LEGAL, LLC	Inv: 17694	-1,720.00
05/29/2026	Payment	100048	LLS TAX SOLUTIONS, INC	Inv: 004127, Inv: 004128	-1,200.00
05/29/2026	Payment	100049	PINE LAKE SERVICES	Inv: 10018	-1,056.40
05/29/2026	Payment	100050	BRLETIC DVORAK, INC	Inv: 2431	-1,350.00
05/29/2026	Payment	100051	BUSINESS OBSERVER	Inv: 26-01761H	-76.56
Total Outstanding Checks					-46,285.75

Bank Account Statement

Park Place CDD

Wednesday, June 3, 2026

Page 4

HYI

Bank Account No. 0309
Statement No. 05-26

Statement Date 05/31/2026

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Park Place CDD

Wednesday, June 3, 2026

Page 1

HYI

Bank Account No. 1794

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101001 Balance	14,575.65	Statement Balance	20,199.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	20,199.35
Subtotal	14,575.65	Outstanding Checks	-5,623.70
Negative Adjustments	0.00	Ending Balance	14,575.65
Ending G/L Balance	14,575.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
05/08/2026		JE000828	Payroll Services	ADP Payroll Fees 260508	-23.00	-23.00	0.00
05/11/2026		JE000829	Bank Fees	Service Charge 05/26	-108.77	-108.77	0.00
Total Checks					-131.77	-131.77	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 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	10	05/12/26	BOCC - HILLSBOROUGH COUNTY	052226-9190-ACH	11592 Fountainhead 04/21/26-05/20/26	Utility- Water/Waste	543018-53150	\$62.59
001	10	05/12/26	BOCC - HILLSBOROUGH COUNTY	052226-9190-ACH	11592 Fountainhead 04/21/26-05/20/26	Utility- Water/Waste	543018-53150	\$20.86
001	100036	05/06/26	ADVANCED AQUATIC SERVICES INC	10563747	Monthly Lake Services 05/26	Contracts-Aquatic Control	534067-53902	\$2,590.00
001	100036	05/06/26	ADVANCED AQUATIC SERVICES INC	10563747	Monthly Lake Services 05/26	Contracts-Aquatic Control	534067-53902	\$530.00
001	100037	05/06/26	FOUNTAIN KINGS INC.	INV-1206	Fountain Maintenance 11/25-04/26	R&M-Fountain	546032-53908	\$2,400.00
001	100038	05/06/26	INFRAMARK LLC	1166644	General Maintenance 04/26	Miscellaneous Maintenance	546922-53908	\$1,576.00
001	100039	05/15/26	GRAU & ASSOCIATES	29386	Auditing Services FYE 09/30/2025	Auditing Services	532002-51301	\$6,400.00
001	100040	05/15/26	COMPLETE I.T. CORP	19955	Email Accounts 11/25	Email services	534369-51301	\$99.00
001	100041	05/15/26	TIERRA, INC.	47782	Geotechnical Engineering Services 09/26/2025	District Engineer	531147-51301	\$4,600.00
001	100042	05/15/26	PINE LAKE SERVICES	9898	Landscape Services 05/26	Contract- Landscape Highland Park	546247-53902	\$8,211.78
001	100042	05/15/26	PINE LAKE SERVICES	9898	Landscape Services 05/26	Contract- Landscape Highland Park	546247-53902	\$2,663.28
001	100042	05/15/26	PINE LAKE SERVICES	9898	Landscape Services 05/26	Contract Landscape- Racetrack Road	546248-53902	\$1,775.52
001	100042	05/15/26	PINE LAKE SERVICES	9898	Landscape Services 05/26	Contract Landscape- Racetrack Road	546248-53902	\$665.82
001	100042	05/15/26	PINE LAKE SERVICES	9898	Landscape Services 05/26	Contract- Landscape	546300-53902	\$8,877.60
001	100043	05/15/26	INFRAMARK LLC	1166606	Monument Painting Windsor/Mandolin 03/26	R&M-Entrance Monuments, Gates, Walls	546413-53908	\$2,950.00
001	100043	05/15/26	INFRAMARK LLC	1166804	Highland Park Banners 05/26	Miscellaneous Maintenance	546922-53908	\$1,630.00
001	100044	05/27/26	FINN OUTDOOR LLC	3009	Drain Maintenance 04/26	Storm Drain Maintenance	538100-53902	\$9,750.00
001	100045	05/27/26	INFRAMARK LLC	178474	District Management Services 05/2026	Accounting Services	532001-51301	\$2,208.33
001	100045	05/27/26	INFRAMARK LLC	178474	District Management Services 05/2026	Website Administration	549936-51301	\$208.33
001	100045	05/27/26	INFRAMARK LLC	178474	District Management Services 05/2026	District Manager	531150-51301	\$2,041.67
001	100046	05/29/26	CITY-WIDE CLEANING LLC	20143	Pet Station Service 05/26	Park Facility Janitorial	531144-53902	\$560.00
001	100047	05/29/26	ASSOCIATION LEGAL, LLC	17694	Legal Services April 2026	District Counsel	531146-51301	\$1,720.00
001	100048	05/29/26	LLS TAX SOLUTIONS, INC	004127	Arbitrage Services - Series 2021-1 - Period Ending 04/14/26	Misc-Contingency	549900-58100	\$600.00
001	100048	05/29/26	LLS TAX SOLUTIONS, INC	004128	Arbitrage Services - Series 2021-2 - Period Ending 04/14/26	Misc-Contingency	549900-58100	\$600.00
001	100049	05/29/26	PINE LAKE SERVICES	10018	Irrigation Repairs 04/26	Irrigation Maintenance	546930-53902	\$1,056.40
001	100050	05/29/26	BRLETIC DVORAK, INC	2431	Engineering Services 04/26	District Engineer	531147-51301	\$1,350.00
001	100051	05/29/26	BUSINESS OBSERVER	26-01761H	Legal Advertising - Ad #26-01761H - Notice of Qualifying Period for Candidates for BOS 05/22/26	Legal Advertising	548002-51301	\$76.56
001	1023	05/13/26	UNITED STATES TREASURY	REBATE 2026-S21-2	YIELD REDUCTION TAX DUE	Accounts Receivable	115000	\$3,861.94
001	1024	05/13/26	UNITED STATES TREASURY	REBATE 2026-S21-1	YIELD REDUCTION TAX DUE	Accounts Receivable	115000	\$1,229.23
001	11	05/12/26	BOCC - HILLSBOROUGH COUNTY	051226-7596-ACH	11100 Windsor Place Cir R 04/13/26-05/11/26	Utility- Water/Waste	543018-53150	\$189.30
001	300060	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-0000	14727 Canopy Drive 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$89.14
001	300060	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-0000	14727 Canopy Drive 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$29.71
001	300061	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-9190	11592 Fountainhead 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$81.55
001	300061	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-9190	11592 Fountainhead 03/20/26-04/21/26	Utility- Water/Waste	543018-53150	\$27.18
001	300062	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-6474	14658 Canopy Drive 03/23/26-04/22/26	Utility- Water/Waste	543018-53150	\$14.36
001	300062	05/12/26	HILLSBOROUGH COUNTY FLORIDA	042226-6474	14658 Canopy Drive 03/23/26-04/22/26	Utility- Water/Waste	543018-53150	\$4.79
001	300063	05/18/26	TECO -ACH	042726-2958-ACH	ELECTRIC 03/21-04/21/2026	Utility- Electric	543041-53150	\$326.00
001	300064	05/18/26	TECO -ACH	042726-0208-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$5.66
001	300064	05/18/26	TECO -ACH	042726-0208-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$1.89
001	300064	05/18/26	TECO -ACH	042726-0208-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$38.62
001	300065	05/18/26	TECO -ACH	042726-9085-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$69.42
001	300065	05/18/26	TECO -ACH	042726-9085-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$23.23
001	300065	05/18/26	TECO -ACH	042726-9085-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$474.04
001	300066	05/18/26	TECO -ACH	042726-1026-ACH	ELECTRIC 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$557.27
001	300067	05/18/26	TECO -ACH	042726-5171-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$108.53
001	300067	05/18/26	TECO -ACH	042726-5171-ACH	ELECTRIC - MIXED 03/21/2026-04/21/2026	Utility- Electric	543041-53150	\$36.17
001	300068	05/18/26	FRONTIER ACH	042226-6195-ACH	WINDSOR GATE PHONE 04/22/26-05/21/26	Gate Phone	541040-53908	\$226.89
001	300069	05/20/26	TECO -ACH	050626-0091-ACH	ELECTRIC SERVICES 03/21/26-04/21/2026	Utility- Electric	543041-53150	\$638.02
001	300069	05/20/26	TECO -ACH	050626-0091-ACH	ELECTRIC SERVICES 03/21/26-04/21/2026	Utility- Electric	543041-53150	\$213.54
001	300069	05/20/26	TECO -ACH	050626-0091-ACH	ELECTRIC SERVICES 03/21/26-04/21/2026	Utility- Electric	543041-53150	\$4,356.73
001	300070	05/26/26	FRONTIER ACH	050126-6195-ACH	WINDSOR PHONE 05/01-05/31/2026	Gate Phone	541040-53908	\$191.25
001	5	05/22/26	BOCC - HILLSBOROUGH COUNTY	052226-3640-ACH	14727 Canopy Drive 04/21/26-05/20/26	Utility- Water/Waste	543018-53150	\$68.96
001	5	05/22/26	BOCC - HILLSBOROUGH COUNTY	052226-3640-ACH	14727 Canopy Drive 04/21/26-05/20/26	Utility- Water/Waste	543018-53150	\$22.98
001	6	05/22/26	BOCC - HILLSBOROUGH COUNTY	052226-6474-ACH	14658 Canopy Drive 04/22/26-05/21/26	Utility- Water/Waste	543018-53150	\$22.61
001	6	05/22/26	BOCC - HILLSBOROUGH COUNTY	052226-6474-ACH	14658 Canopy Drive 04/22/26-05/21/26	Utility- Water/Waste	543018-53150	\$7.54
001	7	05/22/26	FRONTIER ACH	052226-6195-ACH	Phone - Windsor 05/22/26-06/21/26	Gate Phone	541040-53908	\$254.95
001	8	05/12/26	BOCC - HILLSBOROUGH COUNTY	051226-9022-ACH	11741/11698 Citrus Park Drive 04/13/26-05/11/26	Utility- Water/Waste	543018-53600	\$41.94
001	8	05/12/26	BOCC - HILLSBOROUGH COUNTY	051226-9022-ACH	11741/11698 Citrus Park Drive 04/13/26-05/11/26	Utility- Water/Waste	543018-53600	\$13.98
001	9	05/01/26	ADP, INC	050126-1870-ACH	Workforce Now Payroll Solution Bundle Period Ending 04/08/26	Payroll Services	549405-51301	\$23.00
Fund Total								\$78,474.16

SERIES 2021-1 DEBT SERVICE FUND - 202

202	1025	05/18/26	PARK PLACE CDD	05152026-769	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$2,074.06
Fund Total								\$2,074.06

SERIES 2021-2 DEBT SERVICE FUND - 203

203	1025	05/18/26	PARK PLACE CDD	05152026-769	SERIES 2021-1 AND SERIES 2021-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$2,533.45
-----	------	----------	----------------	--------------	--	-----------------	--------	------------

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Fund Total								<u>\$2,533.45</u>

Total Checks Paid **\$83,081.67**

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	6/1/2026	10564146	\$998.40			Aquatic Maintenance 06/26 - Mandolin Estates
ADVANCED AQUATIC SERVICES INC	6/1/2026	10564146	\$1,591.20			Aquatic Maintenance 06/26 - Highland Park
ADVANCED AQUATIC SERVICES INC	6/1/2026	10564146	\$530.40	\$3,120.00	\$3,120.00	Aquatic Maintenance 06/26 - Mixed Use
FOUNTAIN KINGS INC.	4/29/2026	INV-1206	\$2,400.00			Fountain Maintenance 11/25-04/26
INFRAMARK LLC	5/1/2026	178474	\$2,208.33			Accounting Services 05/26
INFRAMARK LLC	5/1/2026	178474	\$208.33			Website Administration 05/26
INFRAMARK LLC	5/1/2026	178474	\$2,041.67	\$4,458.33	\$4,458.33	Management Services 05/26
Monthly Contract Subtotal			\$9,978.33			
Variable Contract						
ADP, INC	5/1/2026	050126-1870-ACH	\$23.00			Workforce Now Payroll Solution Bundle Period Ending 04/08/26
ASSOCIATION LEGAL, LLC	5/1/2026	17694	\$1,720.00			Legal Services April 2026
BRLETIC DVORAK, INC	5/1/2026	2431	\$1,350.00			Engineering Services 04/26
CITY-WIDE CLEANING LLC	5/18/2026	20143	\$560.00			Pet Station Service 05/26
GRAU & ASSOCIATES	5/4/2026	29386	\$6,400.00			Auditing Services FYE 09/30/2025
LLS TAX SOLUTIONS, INC	5/7/2026	004127	\$600.00			Arbitrage Services - Series 2021-1 - Period Ending 04/14/26
LLS TAX SOLUTIONS, INC	5/7/2026	004128	\$600.00		\$1,200.00	Arbitrage Services - Series 2021-2 - Period Ending 04/14/26
Variable Contract Subtotal			\$11,253.00			
Utilities						
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-9190-ACH	\$81.55			Utility-Water 03/20/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-9190-ACH	\$27.18	\$108.73		Utility-Water 03/20/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-6474-ACH	\$14.36			Utility-Water 03/23/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-6474-ACH	\$4.79	\$19.15		Utility-Water 03/23/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-2640-ACH	\$58.57			Utility-Water 03/20/26-04/21/26

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-2640-ACH	\$19.52	\$78.09		Utility-Water 03/20/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-3640-ACH	\$89.13			Utility-Water 03/20/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-3640-ACH	\$29.72	\$118.85		Utility-Water 03/20/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-4478-ACH	\$82.03			Utility-Water 03/23/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	4/22/2026	042226-4478-ACH	\$27.38	\$109.41		Utility-Water 03/23/26-04/21/26
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-3640-ACH	\$68.96			14727 Canopy Drive 04/21/26-05/20/26 - Highland Park
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-3640-ACH	\$22.98	\$91.94		14727 Canopy Drive 04/21/26-05/20/26 - Mixed Use
BOCC - HILLSBOROUGH COUNTY	5/12/2026	051226-9022-ACH	\$41.94			11741/11698 Citrus Park Drive 04/13/26-05/11/26 - Highland Park
BOCC - HILLSBOROUGH COUNTY	5/12/2026	051226-9022-ACH	\$13.98	\$55.92		11741/11698 Citrus Park Drive 04/13/26-05/11/26 - Mixed Use
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-6474-ACH	\$22.61			14658 Canopy Drive 04/22/26-05/21/26 - Highland Park
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-6474-ACH	\$7.54	\$30.15		14658 Canopy Drive 04/22/26-05/21/26 - Mixed Use
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-9190-ACH	\$62.59			11592 Fountainhead 04/21/26-05/20/26
BOCC - HILLSBOROUGH COUNTY	5/22/2026	052226-9190-ACH	\$20.86	\$83.45		11592 Fountainhead 04/21/26-05/20/26
BOCC - HILLSBOROUGH COUNTY	5/12/2026	051226-7596-ACH	\$189.30		\$884.99	11100 Windsor Place Cir R 04/13/26-05/11/26
FRONTIER ACH	4/22/2026	042226-6195-ACH	\$226.89			WINDSOR GATE PHONE 04/22/26-05/21/26
FRONTIER ACH	5/1/2026	050126-6195-ACH	\$191.25			WINDSOR PHONE 05/01-05/31/2026
FRONTIER ACH	5/22/2026	052226-6195-ACH	\$254.95		\$673.09	Phone - Windsor 05/22/26-06/21/26
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-9190	\$81.55			11592 Fountainhead 03/20/26-04/21/26 - Highland Park
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-9190	\$27.18	\$108.73		11592 Fountainhead 03/20/26-04/21/26 - Mixed Use
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-6474	\$14.36			14658 Canopy Drive 03/23/26-04/22/26 - Highland Park

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-6474	\$4.79	\$19.15		14658 Canopy Drive 03/23/26-04/22/26 - Mixed Use
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-0000	\$89.14			14727 Canopy Drive 03/20/26-04/21/26 - Highland Park
HILLSBOROUGH COUNTY FLORIDA	4/22/2026	042226-0000	\$29.71	\$118.85	\$246.73	14727 Canopy Drive 03/20/26-04/21/26 - Mixed Use
TECO -ACH	4/27/2026	042726-2958-ACH	\$326.00			ELECTRIC 03/21-04/21/2026
TECO -ACH	4/27/2026	042726-0208-ACH	\$5.66			ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-0208-ACH	\$1.89			ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-0208-ACH	\$38.62	\$46.17		ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-9085-ACH	\$69.42			ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-9085-ACH	\$23.23			ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-9085-ACH	\$474.04	\$566.69		ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-1026-ACH	\$557.27			ELECTRIC 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-5171-ACH	\$108.53			ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	4/27/2026	042726-5171-ACH	\$36.17	\$144.70		ELECTRIC - MIXED 03/21/2026-04/21/2026
TECO -ACH	5/6/2026	050626-0091-ACH	\$638.02			ELECTRIC SERVICES 03/21/26-04/21/2026 - HIGHLAND PARK
TECO -ACH	5/6/2026	050626-0091-ACH	\$213.54			ELECTRIC SERVICES 03/21/26-04/21/2026 - MIXED USE
TECO -ACH	5/6/2026	050626-0091-ACH	\$4,356.73	\$5,208.29	\$6,849.12	ELECTRIC SERVICES 03/21/26-04/21/2026 - WINDSOR/MANDALIN
Utilities Subtotal			\$8,653.93			
Regular Services						
COMPLETE I.T. CORP	5/1/2026	19955	\$99.00			Email Accounts 11/25
PINE LAKE SERVICES	5/1/2026	9898	\$8,211.78			Landscape Services - Highland Park 05/26
PINE LAKE SERVICES	5/1/2026	9898	\$2,663.28			Landscape Services - Highland Park - Mixed Use 05/26
PINE LAKE SERVICES	5/1/2026	9898	\$1,775.52			Landscape Services - Racetrack Road Highland Park 05/26

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PINE LAKE SERVICES	5/1/2026	9898	\$665.82			Landscape Services - Racetrack Road Mixed Use 05/26
PINE LAKE SERVICES	5/1/2026	9898	\$8,877.60	\$22,194.00	\$22,194.00	Landscape Services - Mandolin/Windsor 05/26
Regular Services Subtotal			\$22,293.00			
Additional Services						
BUSINESS OBSERVER	5/22/2026	26-01761H	\$76.56			Legal Advertising - Ad #26-01761H - Notice of Qualifying Period for Candidates for BOS 05/22/26
FINN OUTDOOR LLC	4/9/2026	3009	\$9,750.00			Drain Maintenance 04/26
INFRAMARK LLC	4/29/2026	1166644	\$1,576.00			General Maintenance 04/26
INFRAMARK LLC	4/28/2026	1166606	\$2,950.00			Monument Painting Windsor/Mandolin 03/26
INFRAMARK LLC	5/6/2026	1166804	\$1,630.00		\$6,156.00	Highland Park Banners 05/26
PARK PLACE CDD	5/15/2026	05152026-769	\$2,074.06			SERIES 2021-1 FY26 TAX DIST ID 769
PARK PLACE CDD	5/15/2026	05152026-769	\$2,533.45	\$4,607.51	\$4,607.51	SERIES 2021-2 FY26 TAX DIST ID 769
PINE LAKE SERVICES	5/18/2026	10018	\$1,056.40			Irrigation Repairs 04/26
TIERRA, INC.	9/30/2025	47782	\$4,600.00			Geotechnical Engineering Services 09/26/2025
UNITED STATES TREASURY	5/8/2026	REBATE 2026-S21 -2	\$3,861.94			YIELD REDUCTION TAX DUE
UNITED STATES TREASURY	5/8/2026	REBATE 2026-S21 -1	\$1,229.23		\$5,091.17	YIELD REDUCTION TAX DUE
Additional Services Subtotal			\$31,337.64			
TOTAL			\$83,515.90			

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

6/1/2026
10564146
\$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
7/1/2026

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



INVOICE

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

Invoice Date
Apr 29, 2026
Invoice Number
INV-1206
Reference
Monthly WFM
Delivery Address
2654 Cypress Ridge Blvd, Ste 101
WESLEY CHAPEL FL 33544
USA

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	Monthly Water Feature Maintenance: November 2025	1.00	400.00	400.00
WFM	Monthly Water Feature Maintenance: December 2025	1.00	400.00	400.00
WFM	Monthly Water Feature Maintenance: January 2026	1.00	400.00	400.00
WFM	Monthly Water Feature Maintenance: February 2026	1.00	400.00	400.00
WFM	Monthly Water Feature Maintenance: March 2026	1.00	400.00	400.00
WFM	Monthly Water Feature Maintenance: April 2026	1.00	400.00	400.00
			Subtotal	2,400.00
			TOTAL TAX	0.00
			TOTAL USD	2,400.00

Due Date: May 29, 2026

Terms:Net30

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

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



[View and pay online now](#)



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

178474

DATE

5/1/2026

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**

5/1/2026

Services provided for the Month of: May 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.



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272



ADVISE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 720091049
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$23.00

0007255 01 MB 0.672 01 TR 00029 R2BDDC11 000000



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

i Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-1FE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 04/08/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-1FE \$23.00

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX1794 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

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 \$1,720.00
Invoice # 17694
Invoice Date May 1, 2026
Payment Terms Net 15
Due Date May 16, 2026

PARK PLACE CDD - LEGAL

Securely pay online

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



Time Entries

Date	EE	Activity	Description	Rate	Hours	Line Total
04/06/2026	CT	Drafting	Review email from Attorney Wilson consisting of forwarded email from audit company. Review file. Initial draft of response letter. Leave voicemail for Attorney Tiralosi re Bossowski matter; requested return call. Phone call to Attorney Salzman's office for update. Associate attorney will return my call tomorrow. Add reminder.	\$350.00	0.7	\$245.00
04/10/2026	CT	Phone Call	Email to paralegal, Lynn Carver, re status. Follow-up phone call to Attorney Tiralosi. Left additional voicemail. Sent follow-up email. Follow-up phone call to Attorney Salzman's office for update. Spoke to paralegal and explained need for case update. She then put me on hold and hung up. Called back, but was advised she is away from her desk. Attorney is supposed to call me back. Update reminder. Phone call to Grau & Associates. Left voicemail for Elizabeth Strong; requested return call. Receive return phone call from Attorney Evans who said he will provide written update Monday morning.	\$350.00	0.6	\$210.00
04/13/2026	CT	Email	Email to Attorney Evans re case status update. Requested response in order to finalize letter re audit.	\$350.00	0.1	\$35.00
04/15/2026	CT	Finalize	Respond to email from Attorney Evans re status report. Finalize letter to Grau & Associates. Directions to legal assistant re same.	\$350.00	0.3	\$105.00
04/16/2026	CT	Email	Respond to follow-up email from Attorney Evans re Report.	\$350.00	0.1	\$35.00
04/23/2026	BP	Saving Documents	Review email and attachments, saved accordingly re: Initial Status Report by Firm Representing CDD. Added 2 Documents	\$250.00	0.1	\$25.00

04/23/2026	BP	Mailed and Emailed	4.23.26 letter to Grau & Associates Added Document: 2026.04.23 Updated Response Letter to Grau & Associates.pdf	\$250.00	0.2	\$50.00
04/23/2026	CT	Case Management	Review email from Sondra Kurtz requesting coordination of deposition of corporate representative, with attached Notice of Deposition Duces Tecum. Phone call to Ms. Kurtz; left voicemail and sent follow-up email. Respond to email from Attorney Evans re Yrausquin matter, with attached Initial Status Report. Overview of Report. Directions to legal assistant re saving to file. Draft updated letter to Grau & Associates, and directions to legal assistant re same.	\$350.00	0.7	\$245.00
04/27/2026	CT	Case Management	Review follow-up email from Sondra Kurtz. Phone call to her; leave additional voicemail; and send follow-up email. Confer with Attorney Wilson. Email to Erica Lavina re Bossowski matter and request for corporate deposition. Add reminder. Respond to email from manager re letter to Grau & Associates.	\$350.00	0.6	\$210.00
04/28/2026	CT	Case Management	Review email from Attorney Wilson re update to audit report. Overview of file. Send response email to Ms. Sowani. Send follow-up email to Ms. Lavina re Bossowski matter.	\$350.00	0.2	\$70.00
04/29/2026	AW	Review and Save	Reviewed and saved the letter with attachments to Grau & Associates. Printed and mailed to Grau & Associates. Sent copy to Property Manager and Client.	\$175.00	0.2	\$35.00
04/29/2026	CT	Phone Call	Respond to email from Ms. Lavina re Bossowski matter. Review response email from Ms. Sowani re audit. Respond to follow-up email from Ms. Lavina. Draft requested update letter to auditor re pending lawsuits. Directions to legal assistant re same. Review Bossowki v. Mandolin matter before scheduled call with Ms. Lavina. Phone call to Ms. Lavina at scheduled time; leave voicemail. Receive return call. Discuss Bossowki case, discuss background, need for deposition information, implications, etc. Confer with Attorney Wilson via phone re same. Email to Sondra Kurtz (attorney's office for Mandolin) re corporate representative issue. Add reminder.	\$350.00	1.3	\$455.00

Totals: **5.1** **\$1,720.00**

Time Entry Sub-Total:	\$1,720.00
Sub-Total:	\$1,720.00
Total:	\$1,720.00
Amount Paid:	\$0.00
Balance Due:	\$1,720.00

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
Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2431
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME

Park Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[April 02]	3:00	135.00	405.00
Project Manager	[April 03 - April 30]	4:30	210.00	945.00

BALANCE DUE **\$1,350.00**

Pay invoice



**PARK PLACE CDD
April 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 Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, and district manager, etc.	4/13 - 4/27	2.00	\$210	R. Dvorak	\$420.00
		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 - CM inspections, follow-up with contractor on irrigation issues.	3/30 - 4/13	2.50	\$210	R. Dvorak	\$525.00
		3.00	\$135	K. Wagner	\$405.00
Miscellaneous -		0.00	\$210	R. Dvorak	\$0.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		7.50			<u>\$1,350.00</u>

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Park Place Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 29386
Date 05/04/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>6,400.00</u>
Current Amount Due	\$ <u>6,400.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,400.00	0.00	0.00	0.00	0.00	6,400.00

Payment due upon receipt.

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



INVOICE

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

INVOICE # 004127
DATE 05/07/2026
DUE DATE 06/06/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$2,628,000 Park Place Community Development District Special Assessment Refunding and Improvement Bonds, Series 2021-1 – Rebate Requirement Calculation for the period ended April 14, 2026.	600.00
BALANCE DUE	\$600.00

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



INVOICE

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

INVOICE # 004128
DATE 05/07/2026
DUE DATE 06/06/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$3,704,000 Park Place Community Development District Special Assessment Refunding and Improvement Bonds, Series 2021-2 – Rebate Requirement Calculation for the period ended April 14, 2026.	600.00
BALANCE DUE	\$600.00



Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4121609190	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/20/2026	283865	04/21/2026	286215	235000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$108.73

Summary of Account Charges

Previous Balance \$90.41
 Net Payments - Thank You \$-90.41
 Total Account Charges **\$108.73**

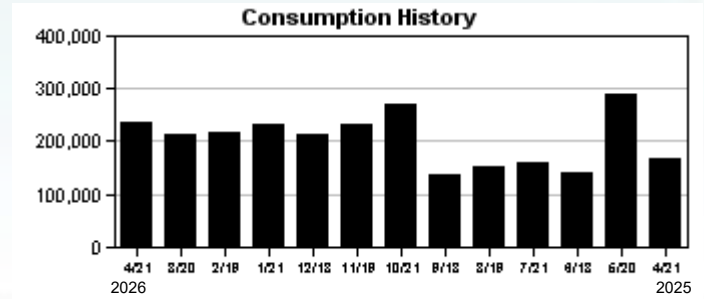
AMOUNT DUE	\$108.73
-------------------	-----------------

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/>

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

295 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4439866474	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/23/2026	211482	04/22/2026	282071	70589 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.15

Summary of Account Charges

Previous Balance \$12.79
 Net Payments - Thank You -\$12.79
 Total Account Charges **\$19.15**

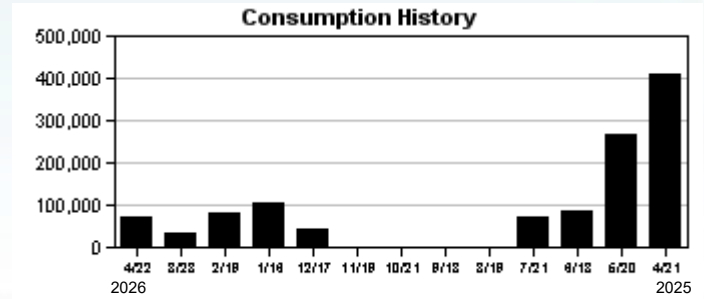
AMOUNT DUE	\$19.15
-------------------	----------------

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/>

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

513 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 2640510000	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14729 BRICK PL

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	03/20/2026	9168	04/21/2026	9279	11100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$33.52
Water Base Charge	\$13.58
Water Usage Charge	\$24.45

Summary of Account Charges

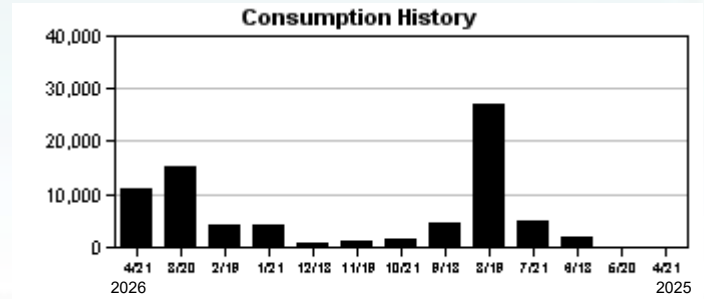
Previous Balance	\$102.74
Net Payments - Thank You	\$-102.74
Total Account Charges	\$78.09
AMOUNT DUE	\$78.09

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/>

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: 2640510000



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

THANK YOU!



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

1,890 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 3640510000	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/20/2026	16841	04/21/2026	16872	3100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.36
Water Base Charge	\$22.68
Water Usage Charge	\$3.47
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$21.92

Summary of Account Charges

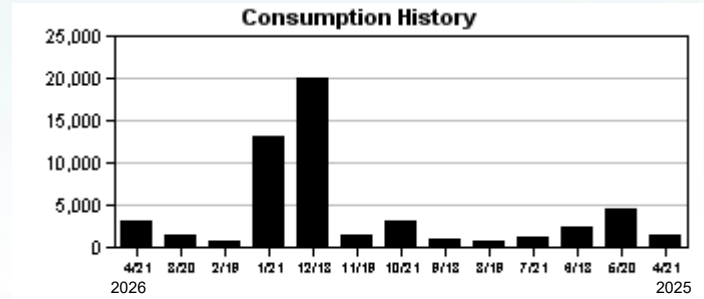
Previous Balance	\$99.80
Net Payments - Thank You	\$-99.80
Total Account Charges	\$118.85
AMOUNT DUE	\$118.85

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/>

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

2.575 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4478300000	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 11648 ECCLESIA DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702668678	03/23/2026	1619387	04/21/2026	2089695	470308 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$109.41

Summary of Account Charges

Previous Balance \$140.01
 Net Payments - Thank You -\$140.01
 Total Account Charges **\$109.41**

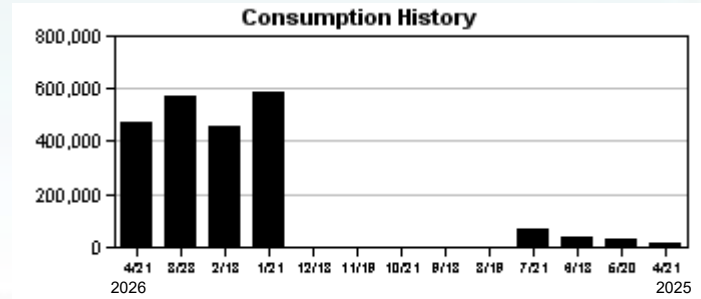
AMOUNT DUE	\$109.41
-------------------	-----------------

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/>

Notice

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



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 4478300000



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

543 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 3640510000	BILL DATE 05/22/2026	DUE DATE 06/12/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	04/21/2026	16872	05/20/2026	16879	700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$2.11
Water Base Charge	\$22.68
Water Usage Charge	\$0.78
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$4.95

Summary of Account Charges

Previous Balance	\$118.85
Net Payments - Thank You	\$-118.85
Total Account Charges	\$91.94
AMOUNT DUE	\$91.94

Important Message

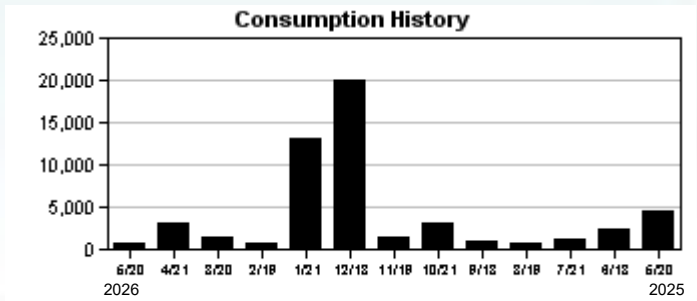
This account has ACH payment method

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

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.



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!

3.873 0

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

DUE DATE	06/12/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/12/2026	06/02/2026

Summary of Account Charges

Previous Balance	\$23.46
Net Payments - Thank You	\$-23.46
Total Account Charges	\$55.92
AMOUNT DUE	\$55.92

Important Message

This account has ACH payment method

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

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
 Additional Information: HCFL.gov/Water



THANK YOU!



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

1,922 0

DUE DATE	06/02/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/12/2026	06/02/2026

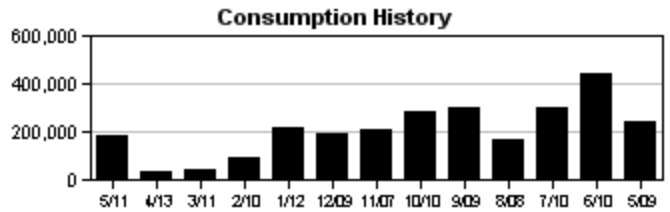
Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	04/13/2026	552959	05/11/2026	554826	186700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$40.05
Total Service Address Charges	\$40.05



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	05/12/2026	06/02/2026

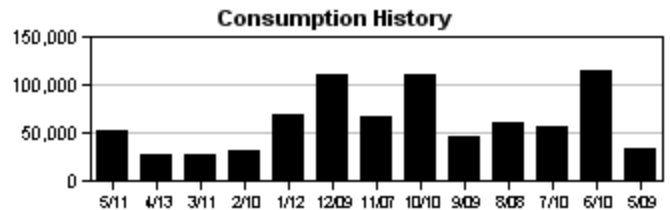
Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	04/13/2026	113529	05/11/2026	114053	52400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.87
Total Service Address Charges	\$15.87





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4439866474	BILL DATE 05/22/2026	DUE DATE 06/12/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	04/22/2026	282071	05/21/2026	413776	131705 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$30.15

Summary of Account Charges

Previous Balance \$19.15
 Net Payments - Thank You -\$19.15
 Total Account Charges **\$30.15**

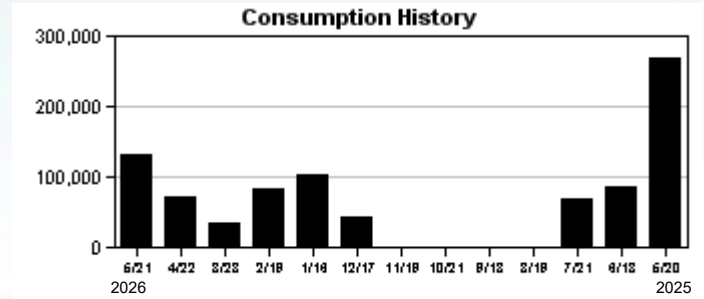
AMOUNT DUE	\$30.15
-------------------	----------------

Important Message

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

4.734 0

DUE DATE	06/12/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4121609190	BILL DATE 05/22/2026	DUE DATE 06/12/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	04/21/2026	286215	05/20/2026	288271	205600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$83.45

Summary of Account Charges

Previous Balance \$108.73
 Net Payments - Thank You -\$108.73
 Total Account Charges **\$83.45**

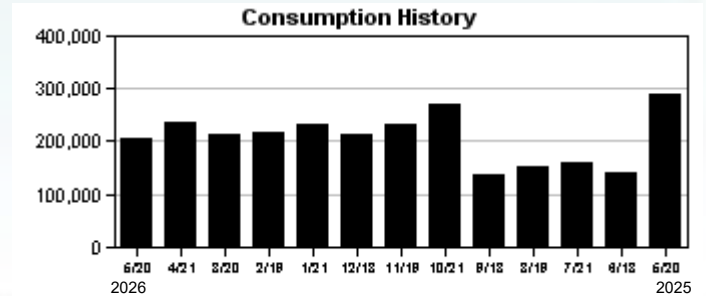
AMOUNT DUE	\$83.45
-------------------	----------------

Important Message

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

4.374 0

DUE DATE	06/12/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME Park Place CDD	ACCOUNT NUMBER 1281997596	BILL DATE 05/12/2026	DUE DATE 06/02/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	04/13/2026	139175	05/11/2026	147903	872800 GAL	ACTUAL	RECLAIM
17558360	04/13/2026	520235	05/11/2026	521308	107300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$189.30

Summary of Account Charges

Previous Balance	\$169.03
Net Payments - Thank You	\$-169.03
Total Account Charges	\$189.30
AMOUNT DUE	\$189.30

Important Message

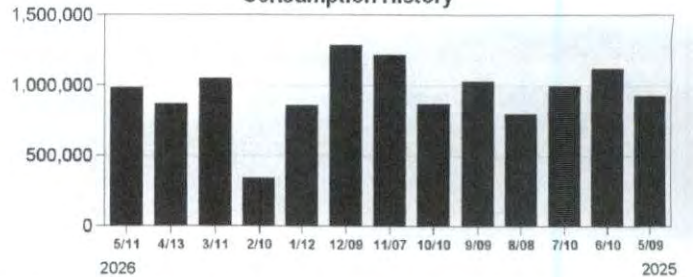
Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 1281997596
PAY 18 2026



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

160

DUE DATE	06/02/2026
Auto Pay Scheduled DO NOT PAY	





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

Billing Date:
Apr 22, 2026
Billing Period:
Apr 22 - May 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.

Total balance
\$226.89
Auto Pay is scheduled
May 18

Bill history

Previous balance	\$227.34
Payment received by Apr 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	↓\$48.91
Total services	\$227.34	\$226.89
Total balance		\$226.89

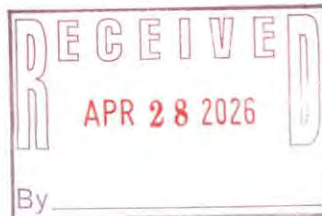
Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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 04232026 NNNNNN 01 000908 0003



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

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





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

Billing Date:
Apr 22, 2026
 Billing Period:
Apr 22 - May 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	
04.22-05.21	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
Other Charges	
Monthly Charges	
04.22-05.21	Printed Bill Fee \$4.50
Other Charges Total	\$4.50
Taxes and Fees	
	FCA Long Distance - Federal USF Surcharge \$21.09 Federal USF Recovery Charge \$3.34 Federal Excise Tax \$0.42 Federal Taxes \$24.85 FL State Communications Services Tax \$9.72 County Communications Services Tax \$9.50 FL State Gross Receipts Tax \$4.07 Hillsborough County 911 Surcharge \$0.40 FL State Gross Receipts Tax \$0.29 FL Telecommunications Relay Service \$0.08 State Taxes \$24.06
Taxes and Fees Total	\$48.91
Total current month charges	\$226.89

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 \$222.39 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.

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.

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.

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:
Apr 22, 2026
Billing Period:
Apr 22 - May 21, 2026

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-8068	1	1	\$0.00
Total	1	1	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	1	1	\$0.00
Total	1	1	\$0.00





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

Billing Date:
May 01, 2026
 Billing Period:
May 01 - May 31, 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	\$163.16
Payment received by May 01, thank you	-\$163.16

Service summary

	Previous month	Current month
Phone	\$121.67	↑\$146.67
Other	\$4.50	\$4.50
One-Time Charges	\$0.61	↓\$0.09
Taxes and Fees	\$36.38	↑\$39.99
Total services	\$163.16	\$191.25
Total balance		\$191.25

Total balance
\$191.25
 Auto Pay is scheduled
May 26

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 01 05042026 NNNNNN 01 000337 0002

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:
813-818-7058-022619-5

Billing Date:
May 01, 2026

PIN:
0363

Billing Period:
May 01 - May 31, 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		
05.01-05.31	Business Line	\$96.00
	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		\$146.67

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 \$186.75 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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or <https://frontierwhitepages.dirxion.com/>. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

Other Charges		
Monthly Charges		
05.01-05.31	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Beginning with this bill, your Business Line (standalone or part of a bundle) has increased to \$96.00 per month, per line.

One-Time Charges		
	Frontier Com of America	\$0.09
One-Time Charges Total		\$0.09

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	\$12.61
	Federal USF Recovery Charge	\$4.51
	Federal Excise Tax	\$3.39
Federal Taxes		\$20.51
	FL State Communications Services Tax	\$8.06
	County Communications Services Tax	\$7.88
	FL State Gross Receipts Tax	\$2.84
	Hillsborough County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.22
	FL Telecommunications Relay Service	\$0.08
State Taxes		\$19.48
Taxes and Fees Total		\$39.99

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 \$191.25

If you don't want your CPNI used for the marketing purposes described above,



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

Billing Date:
May 01, 2026

PIN:
0363

Billing Period:
May 01 - May 31, 2026

Frontier Com of America

813-818-7058

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Apr 01	4:16A	.3	DD	PITTSBGZON1 PA 412-855-0454	\$0.03	
2	Apr 01	4:16A	.3	DD	PTTSBGZON1 PA 412-855-0454	\$0.03	
3	Apr 02	12:59P	.4	DD	ATLANTA GA 404-783-6193	\$0.03	
Subtotal						\$0.09	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-7058	3	1	\$0.09
Total	3	1	\$0.09

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	3	1	\$0.09
Total	3	1	\$0.09



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

Billing Date:
May 22, 2026
Billing Period:
May 22 - Jun 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	\$226.89
Payment received by May 22, thank you	-\$226.89

Service summary

	Previous month	Current month
Bundle	\$173.48	↑\$198.48
Other	\$4.50	\$4.50
Taxes and Fees	\$48.91	↑\$51.97
Total services	\$226.89	\$254.95

Total balance **\$254.95**

Total balance
\$254.95
Auto Pay is scheduled
Jun 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 05222026 NNNNNN 01 000914 0005

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:
May 22, 2026

PIN:
9579

Billing Period:
May 22 - Jun 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

Billing Date:
May 22, 2026

PIN:
9579

Billing Period:
May 22 - Jun 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		
05.22-06.21	Frontier Freedom for Business	\$161.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
	Frontier Roadwork Recovery Surcharge	\$4.50
Bundle Total		\$198.48
Other Charges		
Monthly Charges		
05.22-06.21	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$21.09
	Federal USF Recovery Charge	\$3.34
	Federal Excise Tax	\$0.42
Federal Taxes		\$24.85
	FL State Communications Services Tax	\$10.95
	County Communications Services Tax	\$10.70
	FL State Gross Receipts Tax	\$4.67
	Hillsborough County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.32
	FL Telecommunications Relay Service	\$0.08
State Taxes		\$27.12
Taxes and Fees Total		\$51.97
Total current month charges		\$254.95

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 \$250.45 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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or <https://frontierwhitepages.dirxion.com/>. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

Beginning with this bill, your Business Line (standalone or part of a bundle) has increased to \$96.00 per month, per line.

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.

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,





PARK PLACE CDD

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

Billing Date:
May 22, 2026

PIN:
9579

Billing Period:
May 22 - Jun 21, 2026

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

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:
May 22, 2026
Billing Period:
May 22 - Jun 21, 2026

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-8068	5	5	\$0.00
Total	5	5	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	3	3	\$0.00
Interstate	2	2	\$0.00
Total	5	5	\$0.00





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

Billing Date:
May 22, 2026
Billing Period:
May 22 - Jun 21, 2026





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4121609190	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/20/2026	283865	04/21/2026	286215	235000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$108.73

Summary of Account Charges

Previous Balance \$90.41
 Net Payments - Thank You \$-90.41
 Total Account Charges **\$108.73**

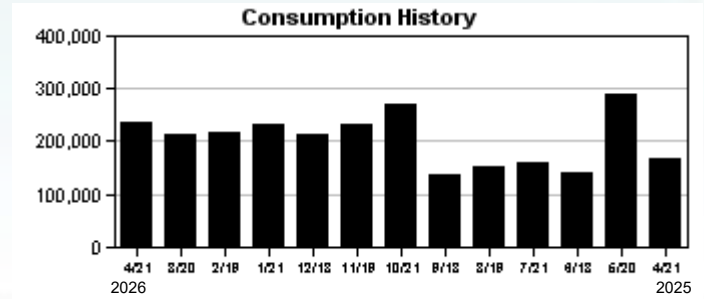
AMOUNT DUE	\$108.73
-------------------	-----------------

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/>

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

4.483 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 4439866474	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/23/2026	211482	04/22/2026	282071	70589 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.15

Summary of Account Charges

Previous Balance \$12.79
 Net Payments - Thank You -\$12.79
 Total Account Charges **\$19.15**

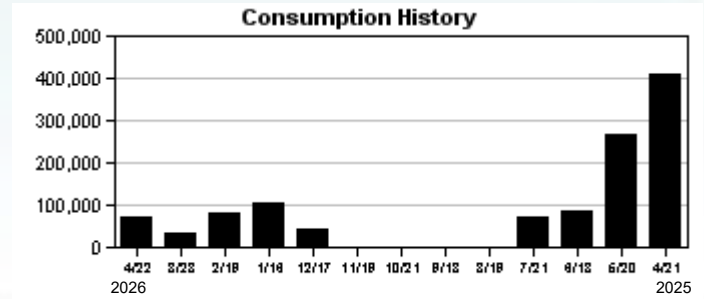
AMOUNT DUE	\$19.15
-------------------	----------------

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/>

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

4.848 0

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME PARK PLACE CDD	ACCOUNT NUMBER 3640510000	BILL DATE 04/22/2026	DUE DATE 05/13/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	03/20/2026	16841	04/21/2026	16872	3100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.36
Water Base Charge	\$22.68
Water Usage Charge	\$3.47
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$21.92

Summary of Account Charges

Previous Balance	\$99.80
Net Payments - Thank You	\$-99.80
Total Account Charges	\$118.85
AMOUNT DUE	\$118.85

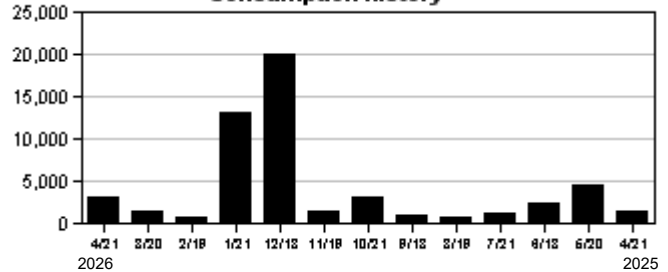
Important Message

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/>

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **3640510000**



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

DUE DATE	05/13/2026
Auto Pay Scheduled DO NOT PAY	



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

3.982 0





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

Statement Date: April 27, 2026

Amount Due: **\$326.00**

Due Date: May 18, 2026
Account #: 221007862958

DO NOT PAY. Your account will be drafted on May 18, 2026

Account Summary


Current Service Period: March 21, 2026 - April 21, 2026	
Previous Amount Due	\$294.75
Payment(s) Received Since Last Statement	-\$294.75
Current Month's Charges	\$326.00
Amount Due by May 18, 2026	\$326.00

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

Your Energy Insight

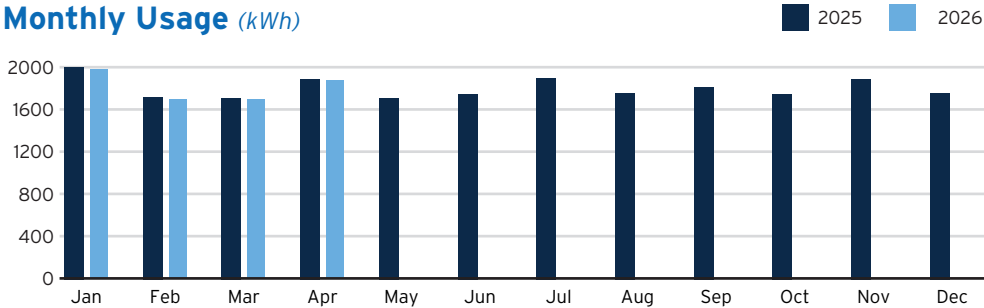
Your average daily kWh used was **1.72% higher** than the same period last year.

Your average daily kWh used was **1.72% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)




Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: May 18, 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: **\$326.00**

Payment Amount: \$ _____

608174818296

Your account will be drafted on May 18, 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: April 27, 2026
Charges Due: May 18, 2026

Meter Read

Meter Location: FOUNTAIN

Service Period: Mar 21, 2026 - Apr 21, 2026

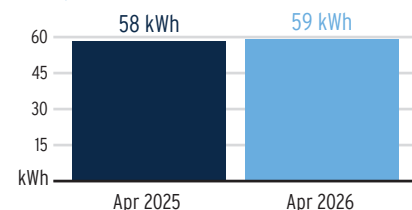
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000679633	04/21/2026	18,652		16,777		1,875 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,875 kWh @ \$0.09202/kWh	\$172.54
Fuel Charge	1,875 kWh @ \$0.03516/kWh	\$65.93
Storm Protection Charge	1,875 kWh @ \$0.00568/kWh	\$10.65
Clean Energy Transition Mechanism	1,875 kWh @ \$0.00418/kWh	\$7.84
Storm Surcharge	1,875 kWh @ \$0.02121/kWh	\$39.77
Florida Gross Receipt Tax		\$8.15
Electric Service Cost		\$326.00

Avg kWh Used Per Day



Total Current Month's Charges \$326.00

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

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
 11698 CITRUS PARK DR
 TAMPA, FL 33626-0000

Statement Date: April 27, 2026

Amount Due:	\$46.17
Due Date: May 18, 2026	
Account #: 221006630208	

DO NOT PAY. Your account will be drafted on May 18, 2026


Account Summary

Current Service Period: March 21, 2026 - April 21, 2026	
Previous Amount Due	\$42.99
Payment(s) Received Since Last Statement	-\$42.99
Current Month's Charges	\$46.17
Amount Due by May 18, 2026	\$46.17

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

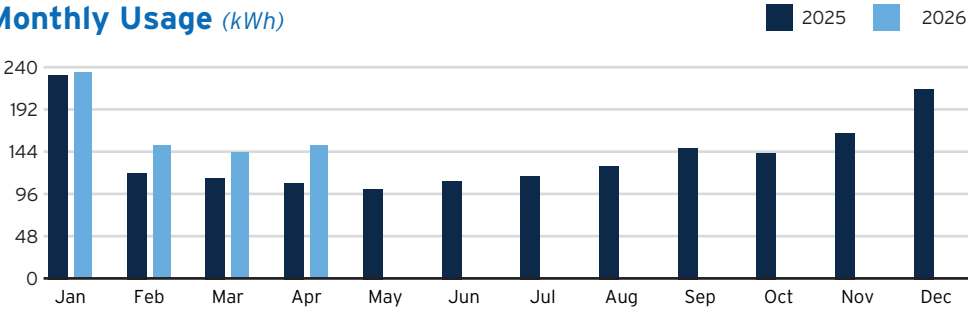
Your Energy Insight

- Your average daily kWh used was **66.67% 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



Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 221006630208
Due Date: May 18, 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:	\$46.17
Payment Amount: \$ _____	

646446273475 Your account will be drafted on May 18, 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



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

Account #: 221006630208
Statement Date: April 27, 2026
Charges Due: May 18, 2026

Meter Read

Service Period: Mar 21, 2026 - Apr 21, 2026

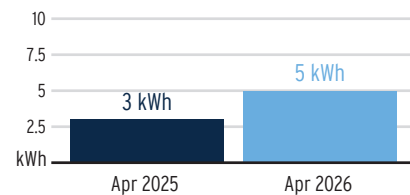
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265065	04/21/2026	14,209		14,058		151 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	151 kWh @ \$0.09202/kWh	\$13.90
Fuel Charge	151 kWh @ \$0.03516/kWh	\$5.31
Storm Protection Charge	151 kWh @ \$0.00568/kWh	\$0.86
Clean Energy Transition Mechanism	151 kWh @ \$0.00418/kWh	\$0.63
Storm Surcharge	151 kWh @ \$0.02121/kWh	\$3.20
Florida Gross Receipt Tax		\$1.15
Electric Service Cost		\$46.17

Avg kWh Used Per Day



Total Current Month's Charges \$46.17

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

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
 11741 CITRUS PARK DR MP
 TAMPA, FL 33626-0000

Statement Date: April 27, 2026

Amount Due: **\$566.69**

Due Date: May 18, 2026
Account #: 221006629085

DO NOT PAY. Your account will be drafted on May 18, 2026

Account Summary

Current Service Period: March 21, 2026 - April 21, 2026	
Previous Amount Due	\$515.33
Payment(s) Received Since Last Statement	-\$515.33
Current Month's Charges	\$566.69
Amount Due by May 18, 2026	\$566.69

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

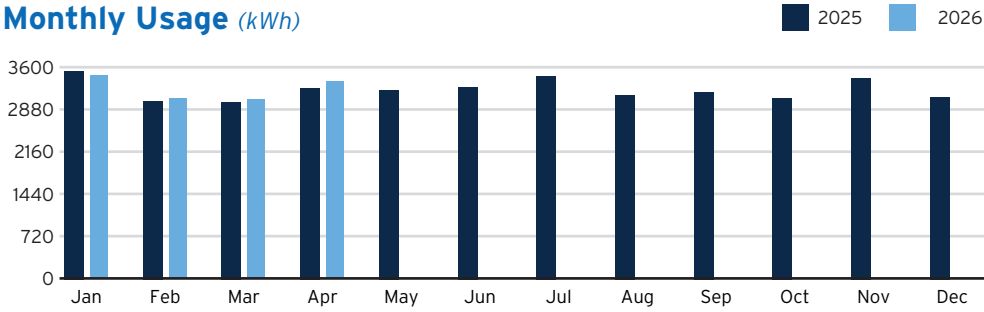
Your Energy Insight

Your average daily kWh used was **3.96% 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

Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 221006629085
Due Date: May 18, 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: **\$566.69**

Payment Amount: \$ _____

646446273474
 Your account will be drafted on May 18, 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



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

Account #: 221006629085
Statement Date: April 27, 2026
Charges Due: May 18, 2026

Meter Read

Service Period: Mar 21, 2026 - Apr 21, 2026

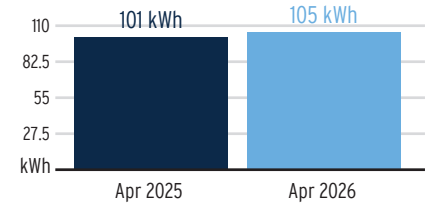
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236552	04/21/2026	3,998		640		3,358 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	3,358 kWh @ \$0.09202/kWh	\$309.00
Fuel Charge	3,358 kWh @ \$0.03516/kWh	\$118.07
Storm Protection Charge	3,358 kWh @ \$0.00568/kWh	\$19.07
Clean Energy Transition Mechanism	3,358 kWh @ \$0.00418/kWh	\$14.04
Storm Surcharge	3,358 kWh @ \$0.02121/kWh	\$71.22
Florida Gross Receipt Tax		\$14.17
Electric Service Cost		\$566.69

Avg kWh Used Per Day



Total Current Month's Charges \$566.69

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

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

Statement Date: April 27, 2026

Amount Due:	\$557.27
Due Date: May 18, 2026	
Account #: 211031201026	

DO NOT PAY. Your account will be drafted on May 18, 2026

Account Summary

Current Service Period: March 21, 2026 - April 21, 2026	
Previous Amount Due	\$520.35
Payment(s) Received Since Last Statement	-\$520.35
Current Month's Charges	\$557.27
Amount Due by May 18, 2026	\$557.27

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

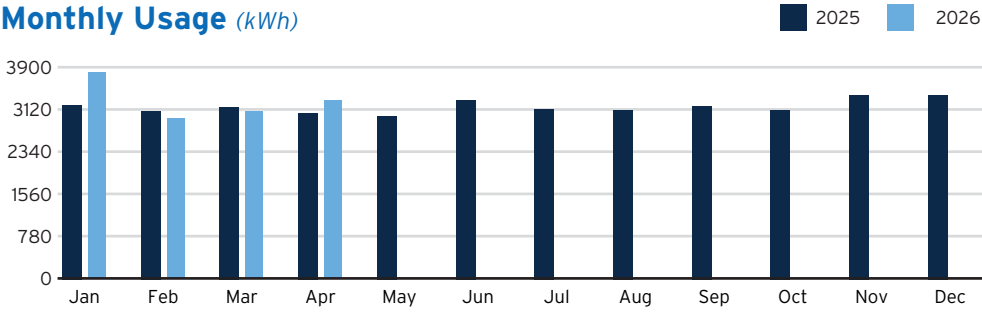
Your Energy Insight

Your average daily kWh used was **8.42% higher** than the same period last year.

Your average daily kWh used was **2.83% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 211031201026
Due Date: May 18, 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:	\$557.27
Payment Amount: \$ _____	

602002029981 Your account will be drafted on May 18, 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



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

Account #: 211031201026
Statement Date: April 27, 2026
Charges Due: May 18, 2026

Meter Read

Service Period: Mar 21, 2026 - Apr 21, 2026

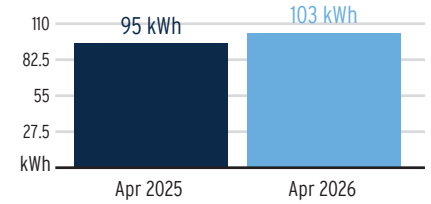
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000236522	04/21/2026	68,082		64,782		3,300 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	3,300 kWh @ \$0.09202/kWh	\$303.67
Fuel Charge	3,300 kWh @ \$0.03516/kWh	\$116.03
Storm Protection Charge	3,300 kWh @ \$0.00568/kWh	\$18.74
Clean Energy Transition Mechanism	3,300 kWh @ \$0.00418/kWh	\$13.79
Storm Surcharge	3,300 kWh @ \$0.02121/kWh	\$69.99
Florida Gross Receipt Tax		\$13.93
Electric Service Cost		\$557.27

Avg kWh Used Per Day



Total Current Month's Charges \$557.27

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

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
 11206 CAVALIER PL, A
 TAMPA, FL 33626-2676

Statement Date: April 27, 2026

Amount Due:	\$144.70
Due Date: May 18, 2026	
Account #: 221008555171	


DO NOT PAY. Your account will be drafted on May 18, 2026

Your Energy Insight

- Your average daily kWh used was **14.29% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

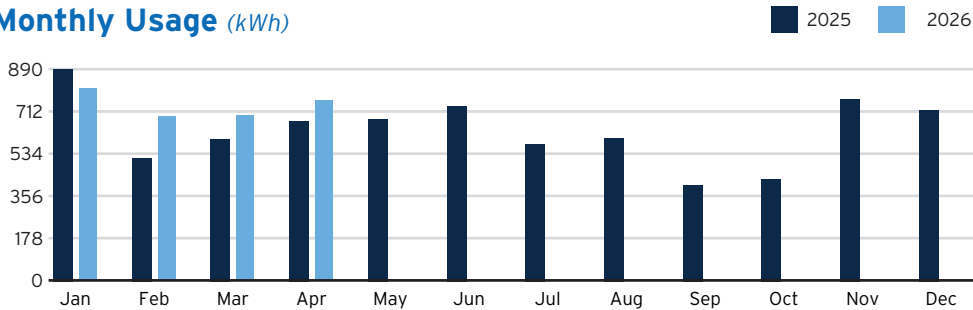
Current Service Period: March 21, 2026 - April 21, 2026	
Previous Amount Due	\$132.44
Payment(s) Received Since Last Statement	-\$132.44
Current Month's Charges	\$144.70
Amount Due by May 18, 2026	\$144.70



Scan here to view your account online.

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

Monthly Usage (kWh)




Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: May 18, 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:	\$144.70
Payment Amount:	\$ _____

636569782618
 Your account will be drafted on May 18, 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



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

Account #: 221008555171
Statement Date: April 27, 2026
Charges Due: May 18, 2026

Meter Read

Service Period: Mar 21, 2026 - Apr 21, 2026

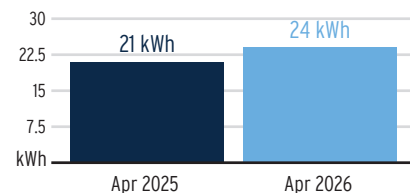
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845980	04/21/2026	35,169		34,411		758 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	758 kWh @ \$0.09202/kWh	\$69.75
Fuel Charge	758 kWh @ \$0.03516/kWh	\$26.65
Storm Protection Charge	758 kWh @ \$0.00568/kWh	\$4.31
Clean Energy Transition Mechanism	758 kWh @ \$0.00418/kWh	\$3.17
Storm Surcharge	758 kWh @ \$0.02121/kWh	\$16.08
Florida Gross Receipt Tax		\$3.62
Electric Service Cost		\$144.70

Avg kWh Used Per Day



Total Current Month's Charges \$144.70

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

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: May 06, 2026

Amount Due: \$5,208.29


Due Date: May 20, 2026
Account #: 311000010091

Your Locations With The Highest Usage

- 14719 BRICK PL, TAMPA, FL 33626-0000 **493 KWH**
- 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000 **351 KWH**



Scan here to interact with your bill online.



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

DO NOT PAY. Your account will be drafted on May 20, 2026

Account Summary

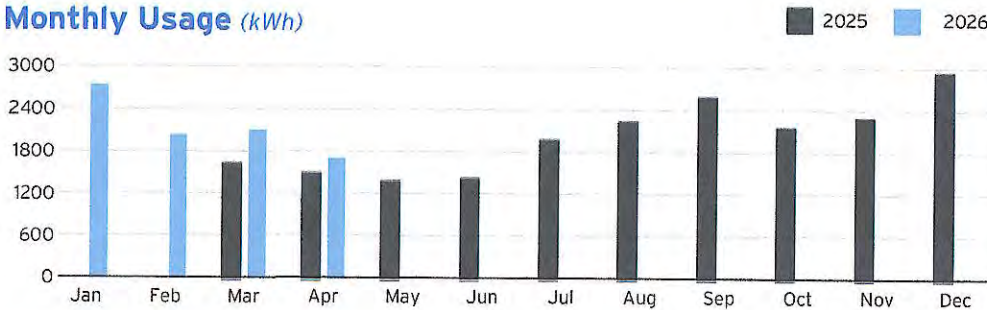
Previous Amount Due	\$5,260.81
Payment(s) Received Since Last Statement	-\$5,260.81
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,208.29

Amount Due by May 20, 2026 \$5,208.29

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



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 #: 311000010091
Due Date: May 20, 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: \$5,208.29
Payment Amount: \$ _____

700125004727

Your account will be drafted on May 20, 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

00000025-0000282; Page 3 of 18

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	04/21/2026	2,164		2,096		68 kWh	1	32 Days	\$32.70
									▲ 7.9%

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 →


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

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

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	04/23/2026	10,325		9,832		493 kWh	1	30 Days	\$100.33
									▼ 42.9%

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	04/23/2026	11,851		11,821		30 kWh	1	30 Days	\$25.18
									▲ 3.4%

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

Sub-Account Number: 211015022968

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198591	04/23/2026	9,282		9,139		143 kWh	1	30 Days	\$43.52
									▼ 3.4%

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	04/23/2026	25,235		24,903		332 kWh	1	30 Days	\$74.19
									▼ 0.9%

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	04/23/2026	23,045		22,694		351 kWh	1	30 Days	\$77.27
									▼ 2.8%

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	04/23/2026	8,876		8,751		125 kWh	1	30 Days	\$40.59
									▼ 3.1%

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	04/23/2026	17,357		17,167		190 kWh	1	30 Days	\$51.14
									▼ 2.1%

Total Current Month's Charges

\$5,208.29

0000026-0000283-Page 5 of 18





Sub-Account #: 211007038386
Statement Date: 05/01/2026

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

Meter Read

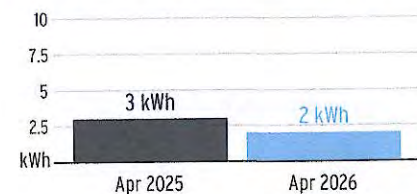
Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000894954	04/21/2026	2,164		2,096		68 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	68 kWh @ \$0.09202/kWh	\$6.26
Fuel Charge	68 kWh @ \$0.03516/kWh	\$2.39
Storm Protection Charge	68 kWh @ \$0.00568/kWh	\$0.39
Clean Energy Transition Mechanism	68 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	68 kWh @ \$0.02121/kWh	\$1.44
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.70

Current Month's Electric Charges

\$32.70

Billing information continues on next page →

0000026-0000289-Page 6 of 18



Sub-Account #: 211015021994
Statement Date: 05/01/2026

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

Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

00000026-0000284-Page 7 of 18



Sub-Account #: 211015022109
Statement Date: 05/01/2026

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

Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

00000026-0000284-Page 8 of 18



Sub-Account #: 211015022232
Statement Date: 05/01/2026

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

Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: Lighting Service

Charge Details



0000026-0000285-Page 9 of 18

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 →



Sub-Account #: 211015022349
Statement Date: 05/01/2026

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

Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

00000026-0000285-Page 10 of 18



Sub-Account #: 211015022463
Statement Date: 05/01/2026

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

Service Period: 03/21/2026 - 04/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

00000026-0000286-Page 11 of 18



Sub-Account #: 211015022745
Statement Date: 05/01/2026

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

Meter Read

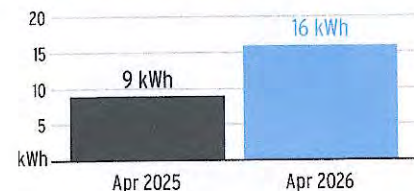
Service Period: 03/25/2026 - 04/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	04/23/2026	10,325		9,832		493 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	493 kWh @ \$0.09202/kWh	\$45.37
Fuel Charge	493 kWh @ \$0.03516/kWh	\$17.33
Storm Protection Charge	493 kWh @ \$0.00568/kWh	\$2.80
Clean Energy Transition Mechanism	493 kWh @ \$0.00418/kWh	\$2.06
Storm Surcharge	493 kWh @ \$0.02121/kWh	\$10.46
Florida Gross Receipt Tax		\$2.51
Electric Service Cost		\$100.33

Current Month's Electric Charges \$100.33

Billing information continues on next page →

0000026-0000286-Page 12 of 18



Sub-Account #: 211015022836
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/25/2026 - 04/23/2026

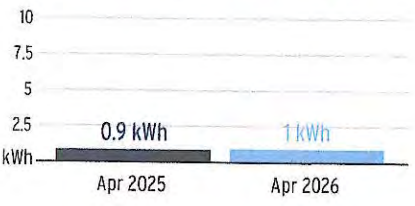
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000206733	04/23/2026	11,851	11,821	30 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	30 kWh @ \$0.09202/kWh	\$2.76
Fuel Charge	30 kWh @ \$0.03516/kWh	\$1.05
Storm Protection Charge	30 kWh @ \$0.00568/kWh	\$0.17
Clean Energy Transition Mechanism	30 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.02121/kWh	\$0.64
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.18

Avg kWh Used Per Day



0000026-0000287-Page 13 of 18

Current Month's Electric Charges \$25.18

Billing information continues on next page →



Sub-Account #: 211015022968
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Area Light

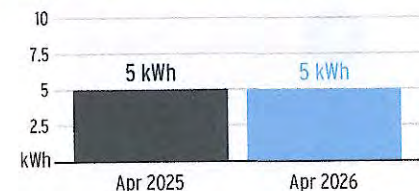
Service Period: 03/25/2026 - 04/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000198591	04/23/2026	9,282	9,139	143 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	143 kWh @ \$0.09202/kWh	\$13.16
Fuel Charge	143 kWh @ \$0.03516/kWh	\$5.03
Storm Protection Charge	143 kWh @ \$0.00568/kWh	\$0.81
Clean Energy Transition Mechanism	143 kWh @ \$0.00418/kWh	\$0.60
Storm Surcharge	143 kWh @ \$0.02121/kWh	\$3.03
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.52

Current Month's Electric Charges \$43.52

Billing information continues on next page →

0000026-0000287-Page 14 of 18



Sub-Account #: 211015023099
Statement Date: 05/01/2026

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

Meter Read

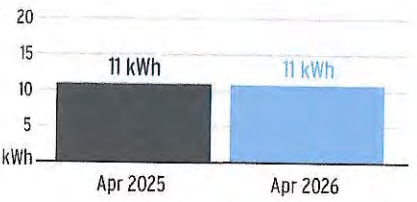
Service Period: 03/25/2026 - 04/23/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000198613	04/23/2026	25,235	24,903	332 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	332 kWh @ \$0.09202/kWh	\$30.55
Fuel Charge	332 kWh @ \$0.03516/kWh	\$11.67
Storm Protection Charge	332 kWh @ \$0.00568/kWh	\$1.89
Clean Energy Transition Mechanism	332 kWh @ \$0.00418/kWh	\$1.39
Storm Surcharge	332 kWh @ \$0.02121/kWh	\$7.04
Florida Gross Receipt Tax		\$1.85
Electric Service Cost		\$74.19

Avg kWh Used Per Day



Current Month's Electric Charges \$74.19

Billing information continues on next page →



0000026-0000288-Page 15 of 18



Sub-Account #: 211015023214
Statement Date: 05/01/2026

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

Meter Read

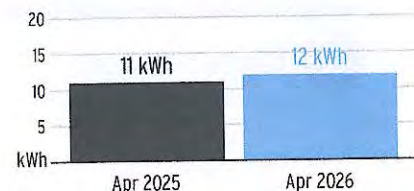
Service Period: 03/25/2026 - 04/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000180482	04/23/2026	23,045	22,694	351 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	351 kWh @ \$0.09202/kWh	\$32.30
Fuel Charge	351 kWh @ \$0.03516/kWh	\$12.34
Storm Protection Charge	351 kWh @ \$0.00568/kWh	\$1.99
Clean Energy Transition Mechanism	351 kWh @ \$0.00418/kWh	\$1.47
Storm Surcharge	351 kWh @ \$0.02121/kWh	\$7.44
Florida Gross Receipt Tax		\$1.93
Electric Service Cost		\$77.27

Current Month's Electric Charges \$77.27

Billing information continues on next page →

0000026-000288-Page 16 of 18



Sub-Account #: 211015023339
Statement Date: 05/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 03/25/2026 - 04/23/2026

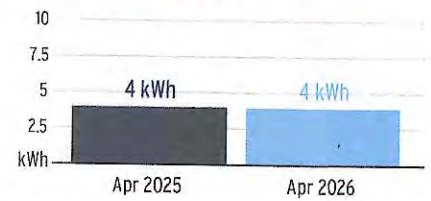
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000181268	04/23/2026	8,876	8,751	125 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	125 kWh @ \$0.09202/kWh	\$11.50
Fuel Charge	125 kWh @ \$0.03516/kWh	\$4.40
Storm Protection Charge	125 kWh @ \$0.00568/kWh	\$0.71
Clean Energy Transition Mechanism	125 kWh @ \$0.00418/kWh	\$0.52
Storm Surcharge	125 kWh @ \$0.02121/kWh	\$2.65
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.59

Avg kWh Used Per Day



0000026-0000289-Page 17 of 18

Current Month's Electric Charges \$40.59

Billing information continues on next page →



Sub-Account #: 211015023446
Statement Date: 05/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

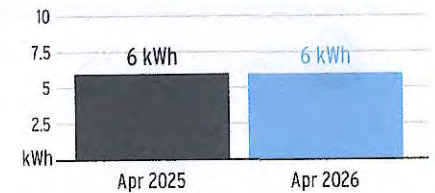
Service Period: 03/25/2026 - 04/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000180490	04/23/2026	17,357	17,167	190 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



00000026-0000289-Page 18 of 18

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	190 kWh @ \$0.09202/kWh	\$17.48
Fuel Charge	190 kWh @ \$0.03516/kWh	\$6.68
Storm Protection Charge	190 kWh @ \$0.00568/kWh	\$1.08
Clean Energy Transition Mechanism	190 kWh @ \$0.00418/kWh	\$0.79
Storm Surcharge	190 kWh @ \$0.02121/kWh	\$4.03
Florida Gross Receipt Tax		\$1.28
Electric Service Cost		\$51.14

Current Month's Electric Charges \$51.14

Total Current Month's Charges \$5,208.29

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 # 19955
 Invoice Date 05-01-26
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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/26	9898
Terms	Due Date
Net 30	05/31/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

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 May 2026		\$22,194.00	\$0.00	\$22,194.00
	Total		\$22,194.00	\$0.00	\$22,194.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01761H

Date 05/22/2026

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

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

Description

Amount

Serial # 26-01761H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: Park Place CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/22/2026	\$76.56
--	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$76.56

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisor of the Park Place Community Development District will commence at **noon, June 8, 2026 – noon, June 12, 2026**. Candidates may qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center
Attn: Candidate Services
601 E. Kennedy Blvd., 16th Floor
Tampa, FL 33602
Telephone: (813) 272-5850

Robert L. Gilder Elections
Service Center
Attn: Candidate Services
2514 North Falkenburg Road
Tampa, FL 33619
Telephone: (813) 744-5900

Website: www.voteHillsborough.org

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Park Place Community Development District has two (2) seats up for election, specifically **seats 4 and 5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

District Manager, Angel Montagna
May 22, 2026

26-01761H

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

NOTICE

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

INVOICE

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

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



Bill to
Park Place CDD

Ship to
Park Place CDD

Invoice details

Invoice no.: 3009
Terms: Due on receipt
Invoice date: 04/09/2026
Due date: 04/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Maintenance	Six Yard Drains -- Find and expose all drains. Clear all drains of sediment or debris. Field adjust drain/grate elevations to match plans as needed. Ensure all drains are minimally 3' from wall, moving them if/as needed. Install 12" concrete collar around drains in turf areas, Install 3' rip rap buffer around drains in landscaped areas.	1	\$8,500.00	\$8,500.00
2.		Drainage Maintenance	Additional materials and labor for one drain which was blocked with concrete and drain box was missing entirely	1	\$1,250.00	\$1,250.00

Total **\$9,750.00**

Note to customer

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



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

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

Invoice Number	1166644
Invoice Date	4/29/2026
Due Date	5/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,576.00

Subtotal	\$1,576.00
Sales Tax	\$0.00
Total	\$1,576.00

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

29 Apr 2026 07:35:58AM CST

DISTRICT : PARK PLACE CDD

Go Green! Think before you print.

INVOICE NO. 1166644 - DETAIL

INVOICE DATE: 4/29/2026

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										
	4/1/2026	4506875	PKPCDD District Area	General Maintenance	\$0.00	\$0.00	\$975.00	\$0.00	\$975.00	N
	4/26/2026	4530839	PKPCDD District Area	General Maintenance; Playground fence repair	\$0.00	\$0.00	\$476.00	\$0.00	\$476.00	N
	4/26/2026	4530841	PKPCDD District Area	General Maintenance; Swing repair	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,576.00	\$0.00	\$1,576.00	
				BWO Total	\$0.00	\$0.00	\$1,576.00	\$0.00	\$1,576.00	
				Invoice Total	\$0.00	\$0.00	\$1,576.00	\$0.00	\$1,576.00	



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

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

Invoice Number	1166606
Invoice Date	4/28/2026
Due Date	5/28/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$2,950.00

Subtotal	\$2,950.00
Sales Tax	\$0.00
Total	\$2,950.00

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										
	3/27/2026	4506955	PKPCDD District Area	General Maintenance; Monument Painting.	\$0.00	\$0.00	\$2,950.00	\$0.00	\$2,950.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$2,950.00	\$0.00	\$2,950.00	
				BWO Total	\$0.00	\$0.00	\$2,950.00	\$0.00	\$2,950.00	
				Invoice Total	\$0.00	\$0.00	\$2,950.00	\$0.00	\$2,950.00	



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

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

Invoice Number	1166804
Invoice Date	5/6/2026
Due Date	6/5/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,630.00

Subtotal	\$1,630.00
Sales Tax	\$0.00
Total	\$1,630.00

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										
	5/4/2026	4543546	PKPCDD District Area	General Maintenance; Install Lamp Post Banners throughout the community. Replace any missing banners	\$0.00	\$0.00	\$1,630.00	\$0.00	\$1,630.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,630.00	\$0.00	\$1,630.00	
				BWO Total	\$0.00	\$0.00	\$1,630.00	\$0.00	\$1,630.00	
				Invoice Total	\$0.00	\$0.00	\$1,630.00	\$0.00	\$1,630.00	

PARK PLACE CDD
DISTRICT CHECK REQUEST

Today's Date 5/15/2026

Total Check \$4,607.51

Payable To Park Place CDD

Check Amount \$2,074.06

Check Description Series 2021-1 FY26 Tax Dist 769

Code To 202-103200-1000

Check Amount \$2,533.45

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	98.80%
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	1022
4/23/2026	156.92	29.91	49.33	61.98	15.70	-	-	-	N/A	Interest
5/7/2026	11,371.41	1,289.34	2,125.82	2,671.93	676.81	2,074.06	2,533.45	-	772 05/15/2026	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,492,565.40	169,232.38	279,027.05	350,706.48	88,835.74	272,233.25	332,530.50	-		
Net Total on Roll	1,510,482.76									
Collection Surplus / (Deficit)	(18,074.28)									



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/18/26	10018
Terms	Due Date
Net 30	06/17/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Park Place CDD 11740 Casa Lago Tampa, FL 33626

Amount Due	Enclosed
\$1,056.40	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,056.40	\$0.00	\$1,056.40
	<p>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.</p> <ul style="list-style-type: none"> • Repair mainline that is broken at valve. • Install new 2" ball valve that was found broken to isolate water and meter doesn't need to be shutoff preventing homeowners from watering. 				
	<i>Irrigation Enhancement</i>		<i>\$1,056.40</i>	<i>\$0.00</i>	<i>\$1,056.40</i>
3.58	Irrigation Labor - 04/28/26	\$80.00	\$286.40		
2.00	Irrigation Labor - 04/29/26	\$80.00	\$160.00		
2.00	Irrigation Labor - 04/30/26	\$80.00	\$160.00		
300.00	Irrigation Parts (Material)	\$1.50	\$450.00		
Total			\$1,056.40	\$0.00	\$1,056.40



7351 Temple Terrace Hwy
Tampa, Florida 33637-5705

INVOICE

Invoice Date	Invoice #
9/30/2025	47782

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

Invoice Mailing Date
10/09/2025

Due Date
10/30/2025

Project Manager	Charles Reed
-----------------	--------------

Highland Park Drain

Terms	Client Reference #	Project/Job
Net 30	20236027-000	6511-25-225 - Fountainhead Dr & Br...

Quantity	Description	Rate	Amount
	INVOICE BILLING PERIOD NTP to 09/26/2025 Geotechnical Engineering Services - LUMP SUM	4,600.00	4,600.00

PLEASE REMIT ALL PAYMENTS TO:
Tierra, Inc.
7351 Temple Terrace Highway
Tampa, FL 33637-5705
(813) 989-1354

Total	\$4,600.00
--------------	------------

CHECK REQUEST FORM

District Name: Park Place CDD

Date: 5/8/26

Invoice Number: Rebate 2026-S21-2

Please issue a check to:

Vendor Name: United States Treasury

Vendor Address: Internal Revenue Service Center
Ogden, UT 84201


Check amount: \$3,861.94

Please cut check from Acct. #: Valley Bank #0309

Please code to: 001-115000-1000 (Accounts Recievable)

Check Description/Reason: Yield Reduction Tax Due
To be paid from O&M and reimbursed by the Trustee

Mailing instructions: Please mail ASAP and include the attached Form 8038-T with the check - please write the Tax ID on the check

Manager's Approval:	
Date:	<u>5/8/26</u>

Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate

Under sections 143(g)(3) and 148(f) and section 103(c)(6)(D) of the Internal Revenue Code of 1954.

Go to www.irs.gov/Form8038T for instructions and the latest information.

Part I Reporting Authority		Check box if Amended Return <input type="checkbox"/>	
1 Issuer's name Park Place Community Development District		2 Issuer's employer identification number (EIN) 59-3731463	
3 Number and street (or P.O. box no. if mail is not delivered to street address) Room/suite c/o Inframark Infrastructure Management Services, 2005 Pan Am Circle 300		4 Report number (For IRS Use Only) 7	
5 City, town, or post office, state, and ZIP code Coral Springs, Florida 33076		6 Date of issue 04/15/2021	
7 Name of issue Special Assessment Refunding and Improvement Bonds, Series 2021-2		8 CUSIP number None	
9 Name and title of officer of the issuer or other person whom the IRS may call for more information Cathy Kinser-Powell, Chairperson		10 Telephone number of officer or other person 813-397-5122	
11 Type of issue public infrastructure		Issue price	11 3,704,000.00

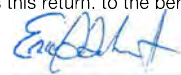
Part II Arbitrage Rebate and Yield Reduction Payments		Amount	
12	Computation date to which this payment relates (MM/DD/YYYY) 04/14/2026		
13	Arbitrage rebate payment (see instructions) <input type="checkbox"/> check box if less than 100% of rebate amount	13	
14	Yield reduction payment (see instructions) <input checked="" type="checkbox"/> check box if less than 100% of yield reduction amount	14	3,861.94
15	Rebate payment from Qualified Zone Academy Bond (QZAB) defeasance escrow (see instructions)	15	

Part III Penalty in Lieu of Arbitrage Rebate			
16 Number of months since date of issue: <input type="checkbox"/> 6 mos <input type="checkbox"/> 12 mos <input type="checkbox"/> 18 mos <input type="checkbox"/> 24 mos <input type="checkbox"/> Other. No. of mos			
17 Penalty in lieu of rebate		17	
18 Date of termination election (MM/DD/YYYY)			
19 Penalty upon termination		19	

Part IV Late Payments			
20 Does failure to pay timely qualify for waiver of penalty? See instructions Yes <input type="checkbox"/> No <input type="checkbox"/>			
21 Penalty for failure to pay on time (see instructions)		21	
22 Interest on underpayment (see instructions)		22	

Part V Total Payment			
23 Total payment. Add lines 13, 14, 15, 17, 19, 21, and 22. Enter total here		23	3,861.94

Part VI Miscellaneous				
24 Unspent proceeds as of this computation date		24	120,788.90	
25 Proceeds used to redeem bonds		25		
26 Gross proceeds used for qualified administrative costs for guaranteed investment contracts (GICs) and defeasance escrows		26		
27 Fees paid for a qualified guarantee		27		
28	Is the issue a variable rate issue?	28		<input checked="" type="checkbox"/>
29	Did the issuer enter into a hedge? Name of provider _____ Term of hedge _____	29		<input checked="" type="checkbox"/>
30	Were gross proceeds invested in a GIC? Name of provider _____ Term of GIC _____	30		<input checked="" type="checkbox"/>
31	Were any gross proceeds invested beyond an available temporary period?	31	<input checked="" type="checkbox"/>	
32	Calculations for filing of this form prepared by: <input type="checkbox"/> Issuer <input checked="" type="checkbox"/> Preparer: Linda L. Scott			

Signature and Consent	Under penalties of perjury, I declare that I have examined this return, and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.	
	 Signature of issuer's authorized representative	5/8/26 Date
	Treasurer Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name Linda L. Scott	Preparer's signature <i>Linda L. Scott</i>	Date 05/07/2026	Check <input type="checkbox"/> if self-employed	PTIN P01272177
	Firm's name LLS Tax Solutions Inc.			Firm's EIN 45-3861211	
	Firm's address 1645 Sun City Center Plz., #5027, Sun City Center, FL 33571			Phone no. 850-754-0311	

CHECK REQUEST FORM

District Name: Park Place CDD

Date: 5/8/26

Invoice Number: Rebate 2026-S21-1

Please issue a check to:

Vendor Name: United States Treasury

Vendor Address: Internal Revenue Service Center
Ogden, UT 84201


Check amount: \$1,229.23

Please cut check from Acct. #: Valley Bank #0309

Please code to: 001-115000-1000 (Accounts Recievable)

Check Description/Reason: Yield Reduction Tax Due
To be paid from O&M and reimbursed by the Trustee

Mailing instructions: Please mail ASAP and include the attached Form 8038-T with the check - please write the Tax ID on the check

Manager's Approval:	
Date:	<u>5/8/26</u>

Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate

Under sections 143(g)(3) and 148(f) and section 103(c)(6)(D) of the Internal Revenue Code of 1954.

Go to www.irs.gov/Form8038T for instructions and the latest information.

Part I Reporting Authority		Check box if Amended Return <input type="checkbox"/>	
1 Issuer's name Park Place Community Development District		2 Issuer's employer identification number (EIN) 59-3731463	
3 Number and street (or P.O. box no. if mail is not delivered to street address) Room/suite c/o Inframark Infrastructure Management Services, 2005 Pan Am Circle 300		4 Report number (For IRS Use Only) 7	
5 City, town, or post office, state, and ZIP code Tampa, Florida 33607		6 Date of issue 04/15/2021	
7 Name of issue Special Assessment Refunding and Improvement Bonds, Series 2021-1		8 CUSIP number None	
9 Name and title of officer of the issuer or other person whom the IRS may call for more information Cathy Kinser-Powell, Chairperson		10 Telephone number of officer or other person 813-397-5122	
11 Type of issue public infrastructure		Issue price	11 2,628,000.00

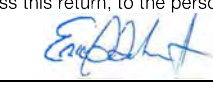
Part II Arbitrage Rebate and Yield Reduction Payments		Amount	
12	Computation date to which this payment relates (MM/DD/YYYY) 04/14/2026		
13	Arbitrage rebate payment (see instructions) <input type="checkbox"/> check box if less than 100% of rebate amount	13	
14	Yield reduction payment (see instructions) <input checked="" type="checkbox"/> check box if less than 100% of yield reduction amount	14	1,229.23
15	Rebate payment from Qualified Zone Academy Bond (QZAB) defeasance escrow (see instructions)	15	

Part III Penalty in Lieu of Arbitrage Rebate			
16 Number of months since date of issue: <input type="checkbox"/> 6 mos <input type="checkbox"/> 12 mos <input type="checkbox"/> 18 mos <input type="checkbox"/> 24 mos <input type="checkbox"/> Other. No. of mos			
17 Penalty in lieu of rebate		17	
18 Date of termination election (MM/DD/YYYY)			
19 Penalty upon termination		19	

Part IV Late Payments			
20 Does failure to pay timely qualify for waiver of penalty? See instructions Yes <input type="checkbox"/> No <input type="checkbox"/>			
21 Penalty for failure to pay on time (see instructions)		21	
22 Interest on underpayment (see instructions)		22	

Part V Total Payment			
23 Total payment. Add lines 13, 14, 15, 17, 19, 21, and 22. Enter total here		23	1,229.23

Part VI Miscellaneous				
24 Unspent proceeds as of this computation date		24	1,429.88	
25 Proceeds used to redeem bonds		25		
26 Gross proceeds used for qualified administrative costs for guaranteed investment contracts (GICs) and defeasance escrows		26		
27 Fees paid for a qualified guarantee		27		
28	Is the issue a variable rate issue?	28		<input checked="" type="checkbox"/>
29	Did the issuer enter into a hedge? Name of provider _____ Term of hedge _____	29		<input checked="" type="checkbox"/>
30	Were gross proceeds invested in a GIC? Name of provider _____ Term of GIC _____	30		<input checked="" type="checkbox"/>
31	Were any gross proceeds invested beyond an available temporary period?	31	<input checked="" type="checkbox"/>	
32	Calculations for filing of this form prepared by: <input type="checkbox"/> Issuer <input checked="" type="checkbox"/> Preparer: Linda L. Scott			

Signature and Consent	Under penalties of perjury, I declare that I have examined this return, and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.			
		5/8/26	Treasurer	
	Signature of issuer's authorized representative	Date	Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name Linda L. Scott	Preparer's signature Linda L. Scott	Date 05/07/2026	Check <input type="checkbox"/> if self-employed	PTIN P01272177
	Firm's name LLS Tax Solutions Inc.			Firm's EIN 45-3861211	
	Firm's address 1645 Sun City Center Plz., #5027, Sun City Center, FL 33571			Phone no. 850-754-0311	

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 03, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$532,844.96
 - Well Fargo Bank Operating: \$13,987.15
- **Assessment collections:**
 - We received a tax distribution of \$11,371.41 on 05/07/2026.
 - We are 98.80% fully collected on the tax roll.
- **Audit – FY 2025:**
 - Final Audit was completed on 04/29/2026 and submitted to the state on 04/30/2026.
- **Expenses:**
 - Current expenses make up 85.34% of the annual budget through the end of May 2026
 - Total expenses for the first 8 months are approximately \$750,661.

Park Place CDD

Cash Flow Projection

06/03/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account -Valley National Bank	532,844.96	3.56%
Operating Account - Wells Fargo Bank	13,987.15	0.00%
Less: Current Outstanding AP	<u>(13,599.41)</u>	
Estimated Cash Available Today	<u>533,232.70</u>	
Outstanding FY26 Tax Roll	18,074.28	
Estimated Total Cash Available with Tax Roll	<u>551,306.98</u>	
<u>Projections:</u>		
Monthly Average Spend (October - May)	93,833.00	
Total Monthly Average Spend	<u>93,833.00</u>	
Average Spend to YE (4 months June -September)	375,332.00	
Expected Cash Flow at YE (9/30/26)	<u>175,974.98</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	187,666.00	
Expected Need through 1st QTR FY27	<u>(11,691.02)</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

**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 May 20, 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 (via remotely)
Melissa Williams	Administrative Assistant III, Inframark
Robert Dvorak	District Engineer, BDI Engineering (via remotely)
John Fowler	District Field Inspector, Inframark (via remotely)
Brandon Pitchon	Account Manager, Pine Lake LLC
Kestler Harbuck	Gate Pros, System Manager (via remotely)
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

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

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Mr. Dvorak updated the Board on field inspection work for SWFWMD and noted that the yard drains in the park area are complete.

B. District Counsel

District Counsel was not present, however Ms. Montagna discussed with the Board that there was a trip and fall and that counsel will be reaching out for deposition for Board Members. Ms. Lavina asked about the status of the other lawsuit, and a brief discussion ensued.

C. Aquatics Report

The Aquatics report was presented to the Board, and updates on the ponds were provided. Water levels are currently low, however, recent rainfall has provided some improvement. Algae has been observed in Pond 3 and Pond 11, and both have been treated accordingly.

If the Board identifies any issues with the ponds, please report them promptly so that a technician can be dispatched to address the concern as soon as possible.

The Board also discussed Pond 8, which is not included in the current contract due to limited accessibility and because it is not part of the neighborhood property line.

D. Landscape Report- Pine Lake

i. Field Inspection Reports

- a. Highland Park CDD May 2026 Field Inspection Report**
- b. Mandolin Estates May 2026 Field Inspection Report**
- c. Mandolin Reserve May 2026 Field Inspection Report**
- d. Windsor Place May 2026 Field Inspection Report**

The Landscape Reports were presented and discussed. Mr. Foley inquired about the dip lines, and it was noted that they would be addressed during the next inspection. Ms. Powell commented that the flowers were not looking well, prompting a discussion regarding the lack of rainfall and the potential use of reclaimed water. It was noted that the landscaping at the

75 front entrance of Highland Park remained in relatively good condition; however, much of the
76 foliage in other areas had died.

77 A brief discussion then ensued regarding current water restrictions and potential solutions to
78 improve landscape conditions. It was noted that, in July, flowers in the affected areas would
79 be replaced and the irrigation settings would be adjusted to better support the landscaping
80 during drought conditions.

81 The Board further discussed options for replacement flowers and requested drought-tolerant
82 varieties. Following discussion, the Board agreed on a mixed selection of Vinca in varying
83 colors.

84 Additional proposals were provided to Ms. Montagna and Board discussion ensued.

85

On MOTION by Mr. Bullard, seconded by Mr. Foley, with all in favor, the Board approved the Pine Lake Proposal #8665 for Fountainhead Park Planters in the amount of \$364.

86

87 Further discussion ensued regarding Proposal #8735 in the amount of \$11,154. Ms. Powell
88 stated that she believed the cost was excessive and noted that the project was not a high
89 priority at this time. Mr. Fowler directed the Board's attention to page 26 regarding an oak
90 tree that requires removal. Following additional discussion, it was noted that one tree located
91 in Mandolin Estates would need to be removed at a cost of \$420.

92 The Board discussed Proposal #8667 and #8668 and requested that the contract be checked
93 for health and safety, to which Ms. Montagna noted this would be completed and reported
94 back to the Board. Mr. Fowler noted concerns on item 15 on page 20-21 regarding tree limbs
95 hanging over the parking lots that were overgrown and on top of cars.

96

On MOTION by Ms. Powell, seconded by Mr. Bullard, with all in favor, the Board approved to remove 1 tree on Minerat NTE \$450.00.

97

98 The Board discussed pressure washing the benches in the Pond 13 and Pond 15 areas
99 and agreed to approve the work at a cost not to exceed \$300.00.

100 Further discussion ensued regarding tree trimming and whether the work should be
101 performed in-house or subcontracted. The Board requested that staff obtain bids to

102 review available pricing options. Ms. Montagna agreed to provide proposals to the
103 Board to assist with future budget planning.

104 **E. Accounting Staff Report**

105

106 **i. April 2026 Financial Statements and Check Register**

107 **ii. Operations and Maintenances Expenditures for April 2026**

108

109 **F. Consideration of Minutes from the Meeting held on April 15, 2026**

110

On MOTION by Mr. Berra, seconded by Ms. Lavina, with all in favor, the Board approved the April 2026 financial statements and check register, including the operations and maintenances expenditures, and the meeting minutes from the April 15, 2026, meeting.

111

112 **G. District Manager**

113 Mrs. Montagna discussed with the Board to be mindful of the budget and for possible
114 unexpected expenses that can arise. A brief discussion regarding mapping for Windsor and
115 ownership ensued amongst the Board. Ms. Montagna noted that she has sent all the
116 necessary information that has been requested, and noted that the incorrect maps have been
117 removed from the CDD website. Ms. Montagna noted that she will pull correct mapping from
118 the Property Appraiser's website to post onto the CDD website, as those are correct.

119

120 **FIFTH ORDER OF BUSINESS Business Items**

121 **A. Consideration of Inframark Bus Stop Proposal**

122

On MOTION by Mr. Foley, seconded by Mr. Berra, with all in favor, the Board approved the Inframark Bus Stop Proposal in the amount of \$7,600.

123

124 **B. Consideration of Inframark Gate System Proposal**

125 Discussion regarding the gate system ensued. Mr. Neal asked whether the Board
126 wished to include two barrier arms to control traffic flow; however, the Board indicated
127 that they did not want the barrier arms included. Ms. Powell then asked Mr. Neal what
128 the cost of the proposal would be without the barrier arms, and Mr. Neal stated that he
129 would need to verify the revised pricing.

130

131 **C. Consideration of Inframark Pole Replacement Proposal**

132

On MOTION by Ms. Powell, seconded by Mr. Foley, with all in favor, the Board approved the Inframark Pole Replacement Proposal in the amount of \$350.

133

134 **D. Consideration of Next Day Signs Mandolin Estates Painting Proposal**

135 Mr. Neal stated that he believed the proposal cost was excessively high and noted that
136 the work could potentially be subcontracted. He further explained that the caps would be
137 powder-coated to match the existing color, eliminating the need for frequent repainting.
138 Ms. Powell agreed that the cost was too high and requested that staff obtain additional
139 proposals for both the painting work and pricing for Inframark to complete the project.

140

141 **E. Consideration of Next Day Signs Replacement Column Caps Proposal**

142 The Board agreed that additional proposals should be obtained, as they felt the current
143 pricing was excessive.

144

145 **F. Consideration of Next Day Signs Column Caps Gate Areas Proposal**

146 The Board agreed that additional proposals should be obtained, as they felt the current
147 pricing was excessive.

148

149 **G. Ratification of Pine Lake Irrigation Repair**

150

On MOTION by Mr. Foley, seconded by Mr. Bullard, with all in favor, the Board approved the ratification of the Pine Lake Irrigation Repair Proposal in the amount of \$1,751.97.

151

152 **H. Announcing the Number of Qualified Voters- 1,634**

153 Ms. Montagna noted to the Board that the item was for informational purposes only and
154 stated that the District currently has 1,634 registered qualified voters.

155

156 **SIXTH ORDER OF BUSINESS Supervisor Requests**

157 Ms. Powell referenced the required Form 1 filing and expressed appreciation that the
158 administrative staff had sent a reminder to the Board. Ms. Montagna added that Ms.
159 Williams would also distribute the ethics training links to the Board members.

160 Mr. Foley noted that he would prefer to receive information in a more organized format
161 prior to meetings, particularly regarding certain proposals. Ms. Montagna agreed and
162 stated that efforts should be made to improve the advance distribution of meeting
163 materials.

164 Mr. Bullard requested a copy of the original CDD establishment documents. Ms.
165 Montagna explained that the establishment documents themselves may not provide
166 substantial detail and asked Mr. Bullard to clarify what specific information he was
167 seeking so she could better direct him to the appropriate materials. It was subsequently
168 noted that Ms. Montagna would provide Mr. Bullard with the Rules of Procedure, the
169 establishment documents, and the Boundary Amendment documents.

170

171 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

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

174

175 **EIGHTH ORDER OF BUSINESS** **Adjournment**

176

177 There being no further business, the meeting was adjourned at 12:50 p.m.

178

On MOTION by Ms. Powell, seconded by Mr. Foley, with all in favor, the meeting was adjourned at 12:50 p.m.
--

179

180

181

182

183 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Highland Park

Field Inspection Report - June 2026

Wednesday, June 3 2026

Prepared For Board Of Supervisors

25 Items Identified

25 Items Incomplete

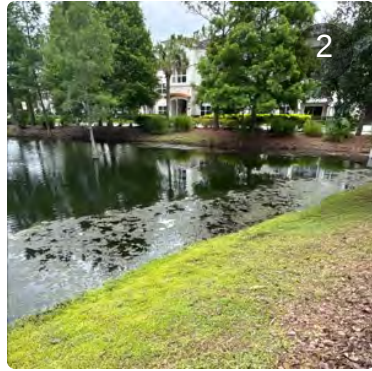
John Fowler

Inframark

Item 1

Assigned To: Advanced Aquatics

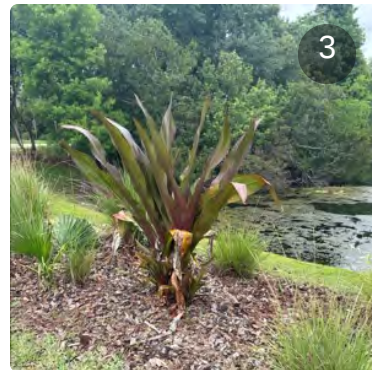
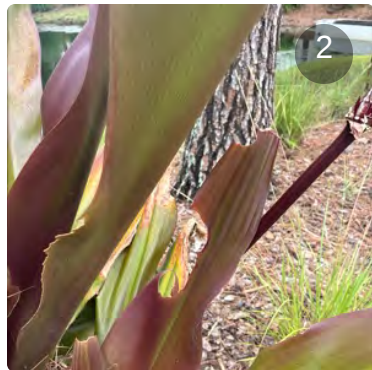
Treat submerged weeds that have surfaced at pond 3.



Item 2

Assigned To: Pine Lake

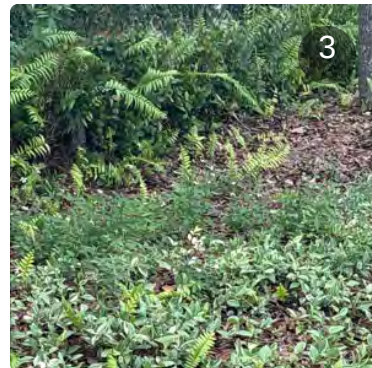
Diagnose and treat Crinum Lilies around pond 3. Remove any dead or diseased material.



Item 3

Assigned To: Pine Lake

Treat weeds in beds and within shrubs on Race Track Rd. median and right of way.



Item 4

Assigned To: Pine Lake

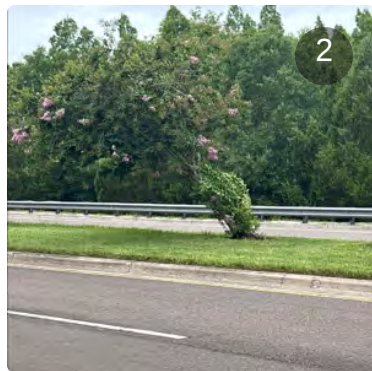
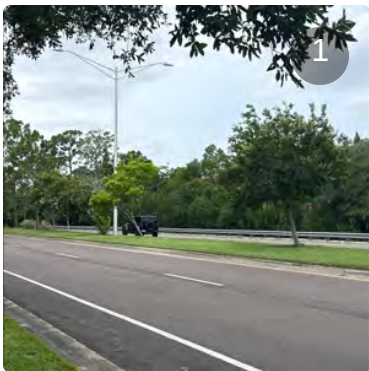
Need to remove a downed Cedar tree on Race Track Road right of way near Fountainhead Drive sign.



Item 5 REPEAT ITEM

Assigned To: Pine Lake

Asking if a proposal has been provided to straighten the two Crepe Myrtles and Tabebuia in Race Track Rd. median? Also, need to remove the sucker growth off the base of one of them.



Item 6

Assigned To: Pine Lake

Diagnose and treat declining turf between the sidewalk and the monument on the northeast corner of Race Track Rd. and Ecclesia Dr. intersection. Treat dollarweed and broadleaf turf weeds between the sidewalk and Race Track Rd.



Item 7

Assigned To: Pine Lake

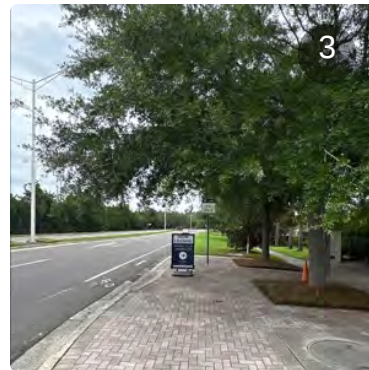
There are a couple dead shrubs that should be removed on Race Track Rd. right of way located approximately half way between Ecc and Fountainhead Drive. intersections.



Item 8

Assigned To: Pine Lake

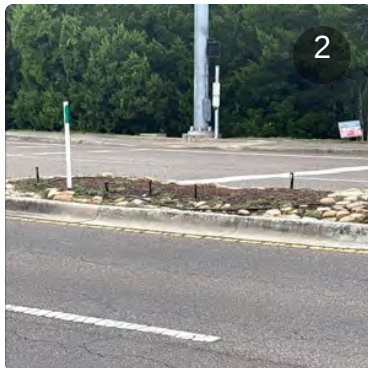
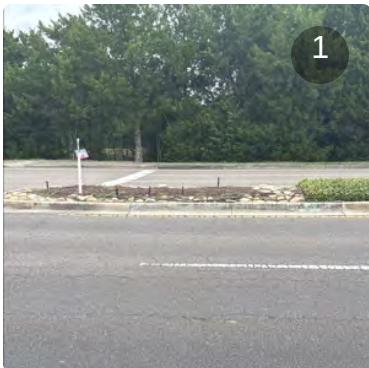
Raise Oak canopies on the entrance and exit corners of Race Track Road and Fountainhead Drive intersection.



Item 9 REPEAT ITEM

Assigned To: Pine Lake

Noting new annuals have not been installed on the bullnose median of Race Track Rd. North of Fountainhead Dr. intersection. Has it irrigation been fixed here?



Item 10 REPEAT ITEM

Assigned To: Pine Lake

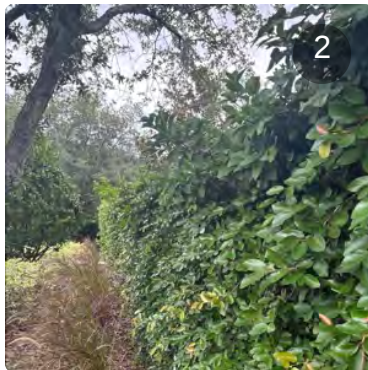
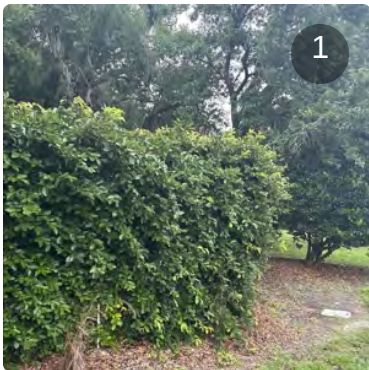
Asking if a proposal has been provided to enhance an area of dead shrubs and trees located between Race Track Rd. and Canopy Rd?



Item 11

Assigned To: Pine Lake

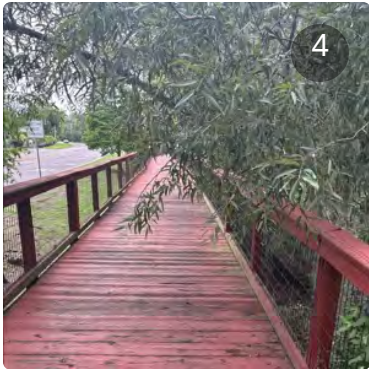
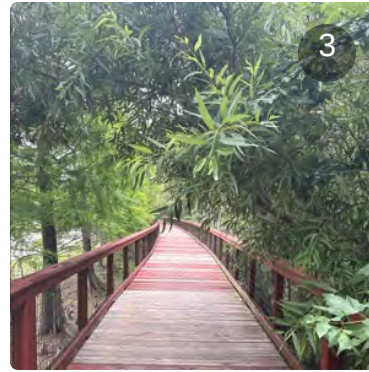
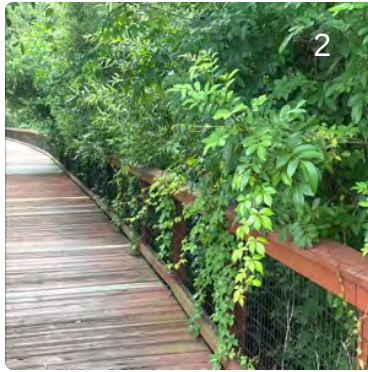
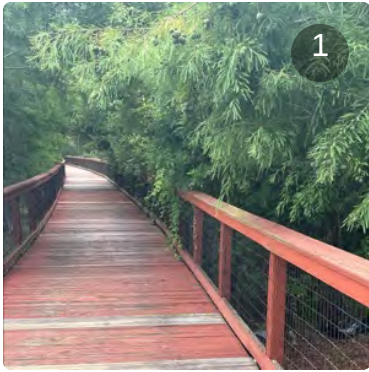
Schedule a pruning event for the perimeter wall on Race Track Rd. right of way by north county bridge to Mobley Rd.



Item 12

Assigned To: Pine Lake

Cut back and remove any vegetation overhanging north county bridge on Race Track Rd.



Item 13

Assigned To: Pine Lake

Need a proposal to clean up and start maintaining the corner intersection of Race Track Rd. and Mobley Rd.



Item 14 REPEAT ITEM

Assigned To: Pine Lake

Raise any tree canopies over hanging the parking

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

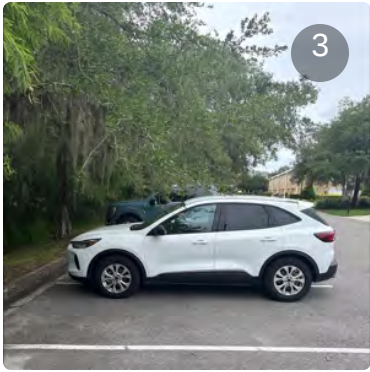
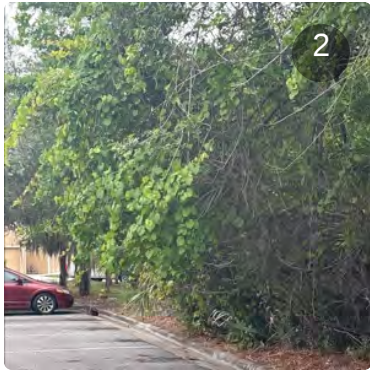
96

97

98

99

100



Item 15

Assigned To: Maintenance

Noting a few county signs down in beds on Race Track Rd. right of way north of Fountainhead Dr. I will reach out to county to see if they will come pick them up.



Item 16

Assigned To: Pine Lake

Treat Crinum Lilies with Leaf Hoppers eating them in median on Splendid Ln.



Item 17 REPEAT ITEM

Assigned To: Board Information

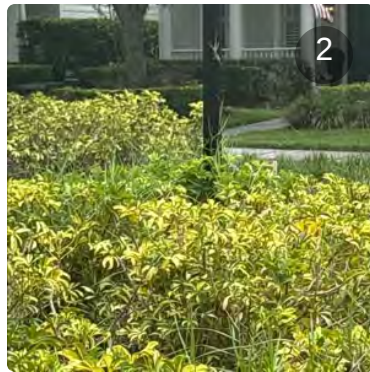
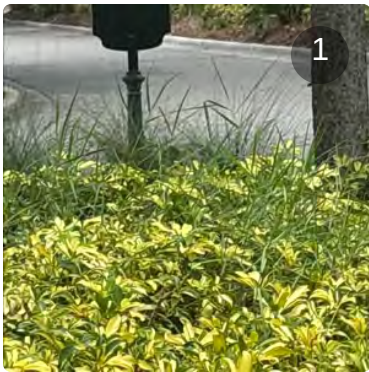
Not noting dead Pine tree tagged for removal on Splendid Ln.



Item 18

Assigned To: Pine Lake

Remove grassy weeds growing up through the shrubs at the small median on Splendid Ln.



Item 19 REPEAT ITEM

Assigned To: Pine Lake

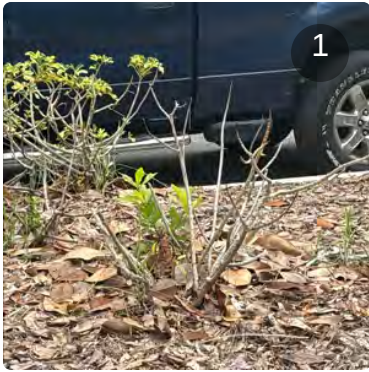
Raise Oak canopy for the roundabout, turn on Splendid Ln.



Item 20 REPEAT ITEM

Assigned To: Pine Lake

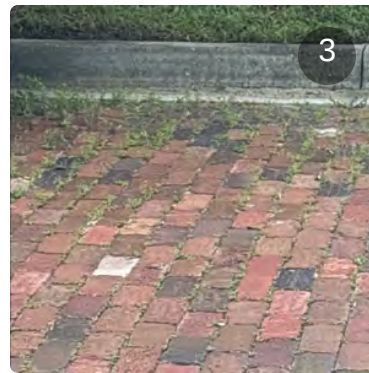
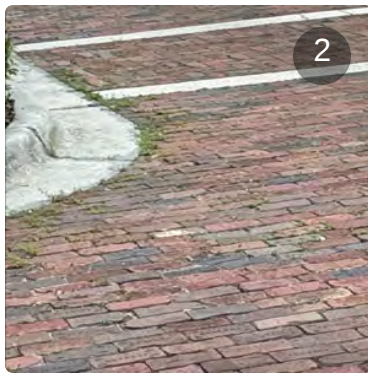
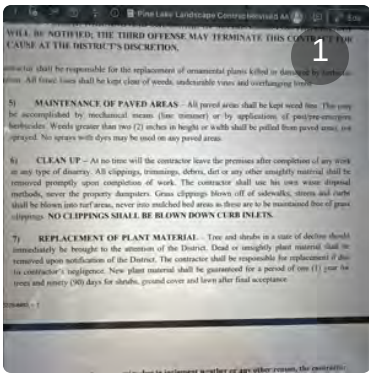
Diagnose and treat declining Arboricola in median on Perfect Pl. Remove any dead or diseased material.



Item 21

Assigned To: Pine Lake

Need to treat all the weeds starting to show in brick paver roads throughout the district. Including contract language and can be discussed at board meeting.



Item 22

Assigned To: Pine Lake

Treat broadleaf turf weeds for the park of Highland Park.



Item 23 REPEAT ITEM

Assigned To: Pine Lake

Has a proposal been provide for the two pots at the gazebo at Highland Park?



Item 24

Assigned To: Pine Lake

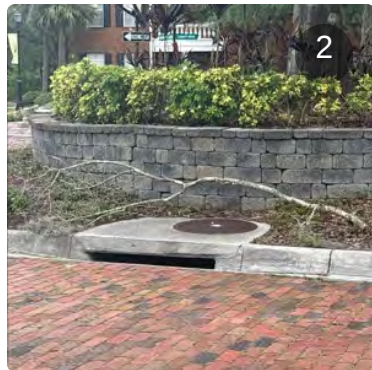
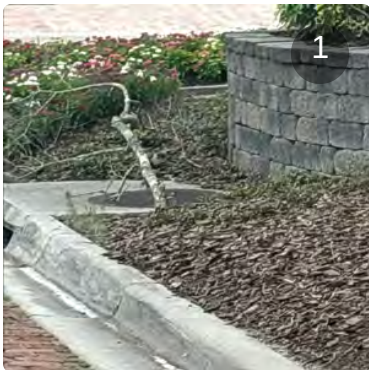
Ensure this drain is clear of vegetation each mowing service for the park at Highland Park.



Item 25

Assigned To: Pine Lake

Remove a downed branch on the corner intersection of Brick Place and Fountainhead Drive.





Mandolin Estates

Field Inspection Report - June 2026

Wednesday, June 3 2026

Prepared For Board Of Supervisors

7 Items Identified

7 Items Incomplete

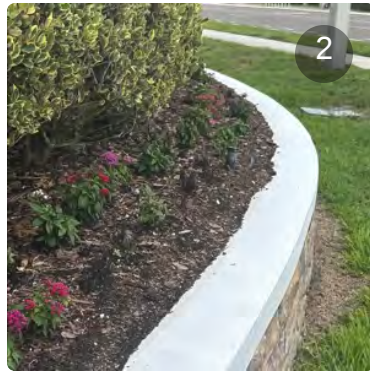
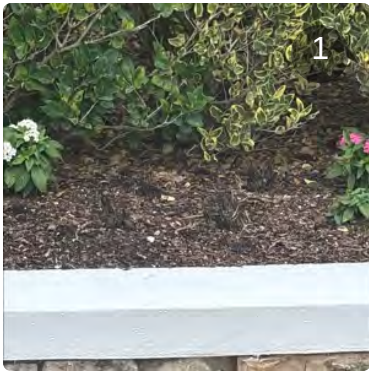
John Fowler

Inframark

Item 1

Assigned To: Pine Lake

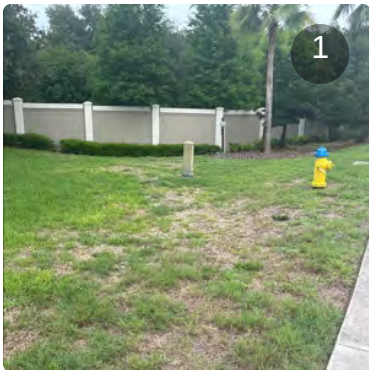
Noting, overall, annuals look better at the raised bed for Mandolin Estates. There are several that need to be replaced. Is irrigation repaired here now?



Item 2

Assigned To: Pine Lake

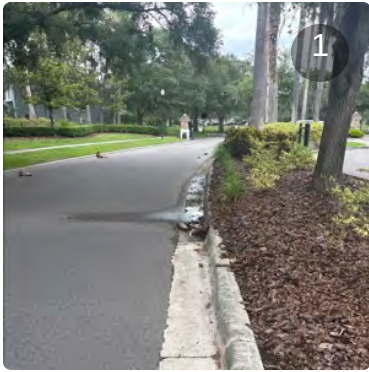
Turf still needs to recover for the entrance side in front of the monument at Mandalin Estates. This was declined due to an irrigation issue.



Item 3

Assigned To: Pine Lake

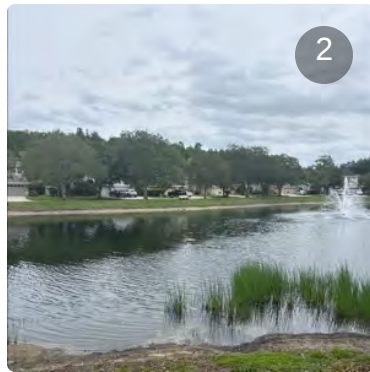
Showing standing water where there may be an irrigation leak on exit side of median between the guard gate and Citrus Park Drive. Investigate and make sure everything is working properly here.



Item 4

Assigned To: Board Information

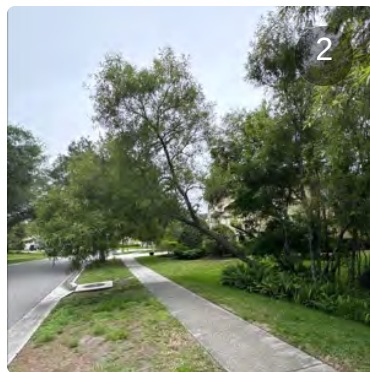
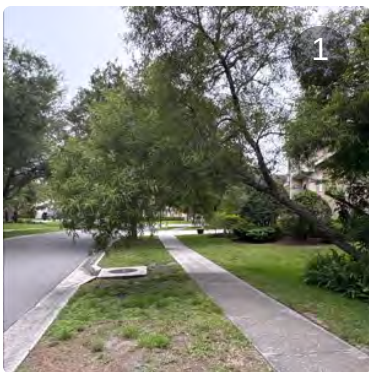
Pond 11 looks much better this inspection.



Item 5

Assigned To: Pine Lake

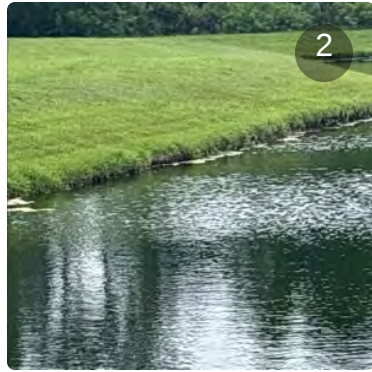
Noting a leaning tree coming out of the preserve located next to 11401 Minaret Dr. that should be considered for removal.



Item 6

Assigned To: Advanced Aquatics

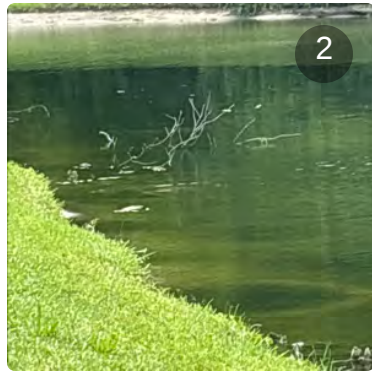
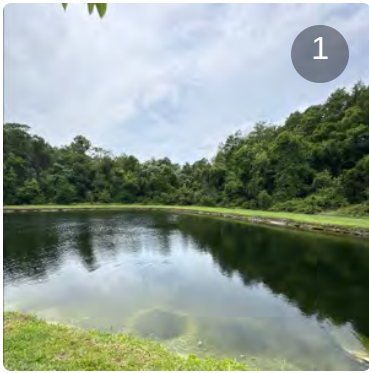
Noting a few small algae blooms starting to form along water edge of pond 9. Overall, pond looks good.



Item 7

Assigned To: Advanced Aquatics

Pond 10 looks good overall. There is one small branch along the water edge that should be removed.





Mandolin Reserve

Field Inspection Report - June 2026

Wednesday, June 3 2026

Prepared For Board Of Supervisors

7 Items Identified

7 Items Incomplete

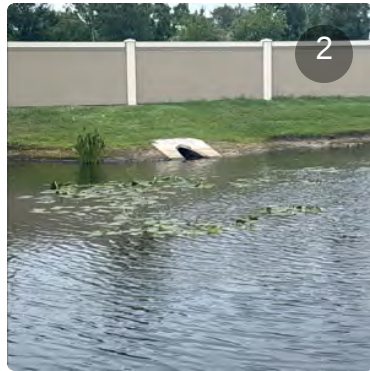
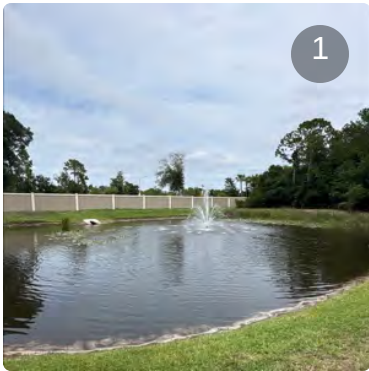
John Fowler

Inframark

Item 1

Assigned To: Advanced Aquatics

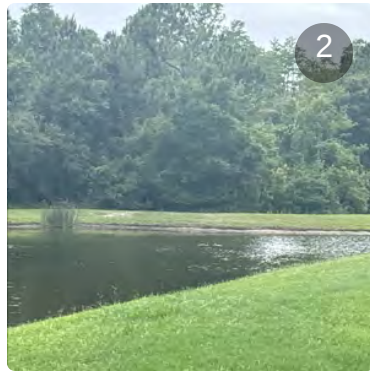
Pond 13 looks good. Right amount of desirable Spatterdock, but will continue to monitor to make sure it doesn't start to overtake the lake.



Item 2

Assigned To: Board Information

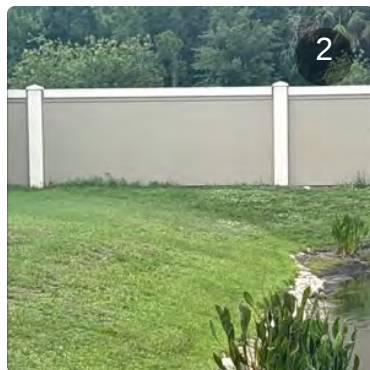
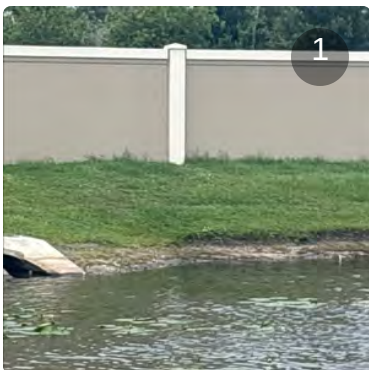
Overall, pond 15 looks good.



Item 3

Assigned To: Pine Lake

Ensure the perimeter fence is being weedeated each service at pond 13.



Item 4

Assigned To: Pine Lake

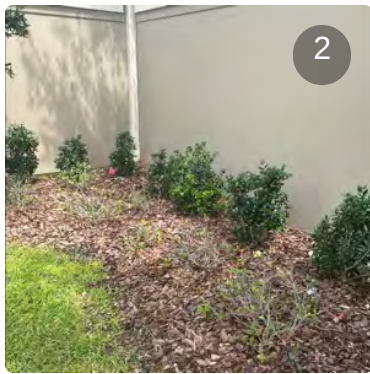
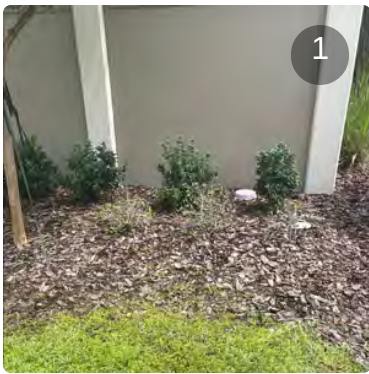
Remove vines growing on top of the shrubs for the raised bed at the monument and the median shared with the guard gate.



Item 5

Assigned To: Pine Lake

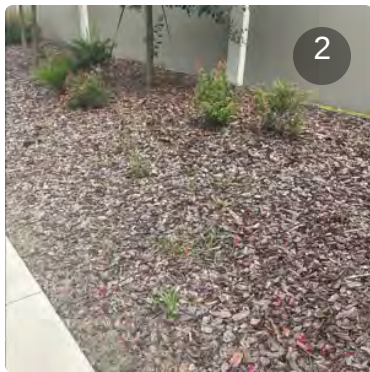
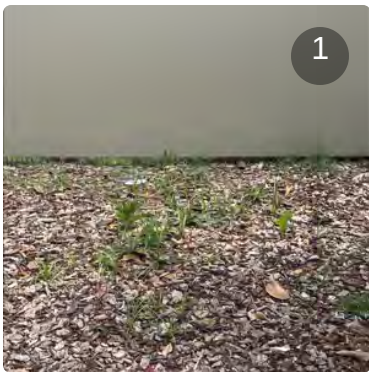
Diagnose and treat a couple declining Indian Hawthorne along the perimeter wall next to the monument on Citrus Park Dr. right of way.



Item 6

Assigned To: Pine Lake

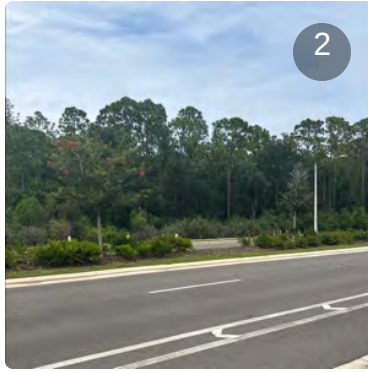
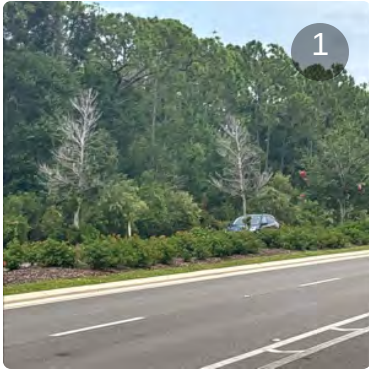
Treat weeds in the bed on Citrus Park Dr. right of way.



Item 7

Assigned To: Board Information

I realize the median on Citrus Park Road is county but want to note the Japanese Blueberry trees have not improved. Noting the Crepe Myrtles next to them are thriving and would be a good replacement option.





Windsor Park

Field Inspection Report - June 2026

Wednesday, June 3 2026

Prepared For Board Of Supervisors

5 Items Identified

5 Items Incomplete

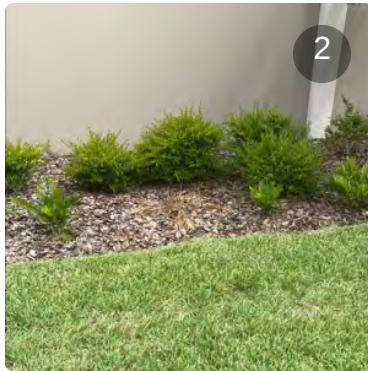
John Fowler

Inframark

Item 1

Assigned To: Pine Lake

Noting one dead Coontie that should be replaced on Citrus Park Dr. right of way near Windsor Place entrance.



Item 2 REPEAT ITEM

Assigned To: Pine Lake

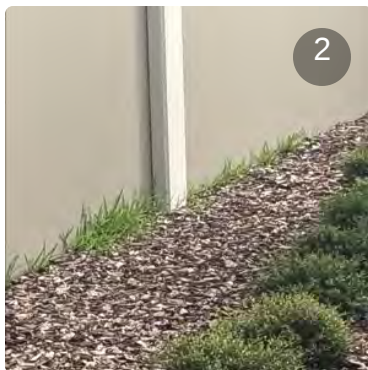
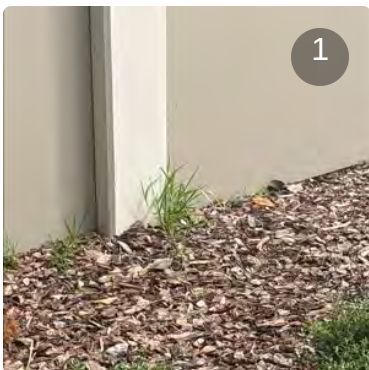
Broken drip fitting in bed on Citrus Park Drive right of way near Windsor entrance.



Item 3

Assigned To: Pine Lake

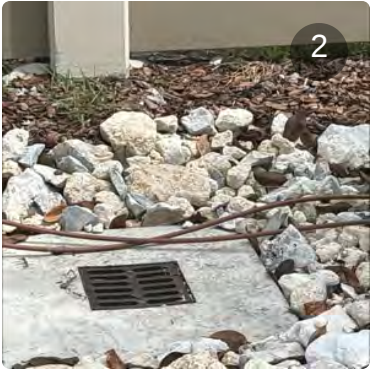
Treat weeds along perimeter wall on Citrus Park Drive right of way.



Item 4 REPEAT ITEM

Assigned To: Pine Lake

Asking if a proposal has been provided to reroute the drip lines over the new drains along Citrus Park Drive right of way?



Item 5

Assigned To: Pine Lake

Raise tree canopy behind exit monument.



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Park Place Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set a public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt the final Budget for Fiscal Year 2026/2027.

2. **SETTING A PUBLIC HEARING.** A public hearing on the Budget for Fiscal Year 2026/2027 is hereby declared and set for the following date, time and location:

DATE:	August 19, 2026
TIME:	11:00 a.m.
LOCATION:	The Lake House 11740 Casa Lago Lane Tampa, FL 33626

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth herein, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2026.

ATTEST:

**PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

COMMUNITY ACCESS MODERNIZATION

Mandolin Reserve + Mandolin Estates

Modern resident access, stronger visitor control, and cloud-based administration while preserving the existing gate character.



Video
Calling



Mobile
Admin



QR Visitor
Passes



Gates
Remain

Recommended
CellGate
\$43,000

TODAY



Traditional Entry Experience

Existing call-box infrastructure creates an older resident and visitor experience.

- Limited visitor flexibility
- Older user interface
- More management touchpoints

TOMORROW

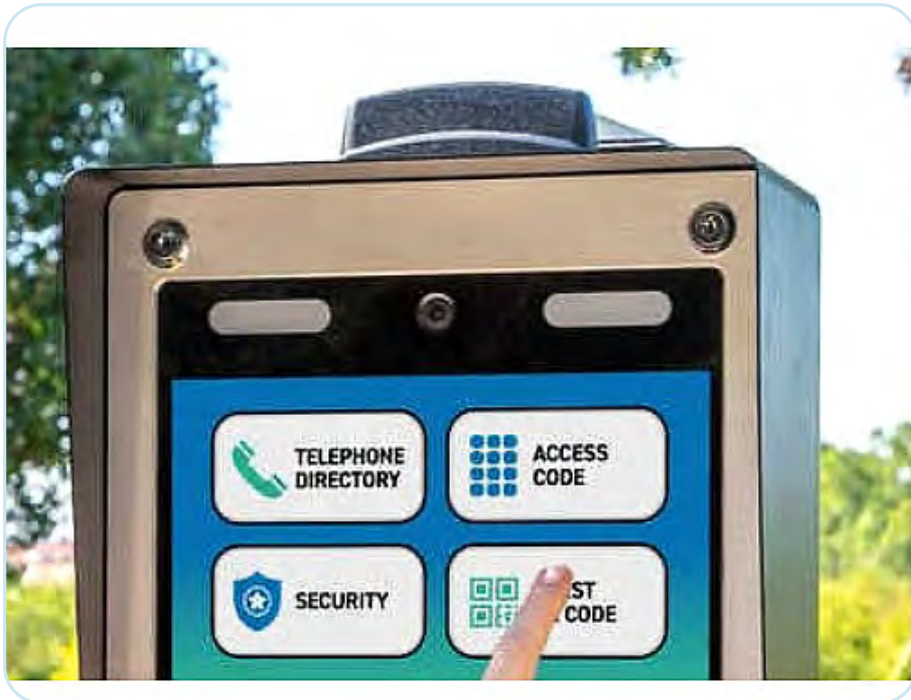


Modern Access Experience

A cleaner, modern access platform without replacing the existing community gates.

- Live video visitor calls
- QR / PIN visitor passes
- Cloud-based administration

Same gate character. Better access technology. Cleaner community experience.



CellGate Watchman WXL

Modern cloud-managed entry platform recommended for both communities.

11"

Touchscreen

LIVE

Video calls

QR

Guest passes

APP

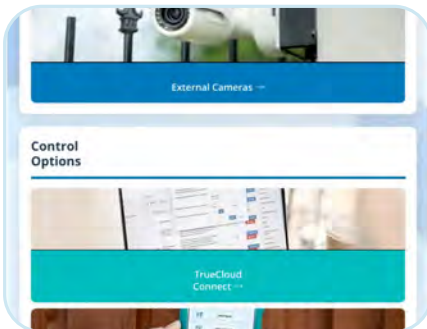
Mobile access

CLOUD

Admin portal

6000

Directory listings



Premium recommendation

Upgrades what residents and visitors actually see: video, mobile access, visitor passes, and easier management control.

DoorKing 1837 + AWID

A proven traditional access-control platform with directory, PIN, and

1 Directory
Resident / visitor phone directory

2 PIN + Cards
Traditional credential access

3 Long Range
AWID vehicle reader option

4 Lower Price
Reduced initial investment



Reliable traditional option



Two clean options. One recommended modern upgrade

Pricing remains separated for Mandolin Reserve and Mandolin Estates so each community budget can review its own allocation.

RECOMMENDED MODERN SOLUTION

CellGate Watchman WXL

Premium cloud-based resident + visitor access

Mandolin Reserve **\$21,500**

Mandolin Estates **\$21,500**

Best long-term resident experience

TRADITIONAL ALTERNATIVE

DoorKing + AWID

Reliable traditional access-control platform

Mandolin Reserve **\$19,500**

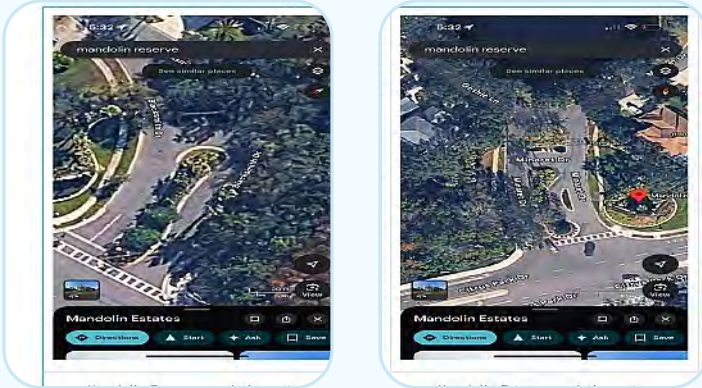
Mandolin Estates **\$19,500**

Lowest initial cost

For approximately \$4,000 more combined, CellGate delivers the modern cloud, video and visitor-pass experience.

Existing Gates Stay. They get cleaned up.

Existing black iron swing gates remain in place. Included maintenance refreshes the gate leaves and operator arms as part of the upgrade.



8 existing 21-ft gate leaves + operator arms

Included Maintenance

This makes the proposal more than equipment-only.

01

Surface prep

Prepare existing swing gates and operator arms.

02

Rust removal

Remove loose rust and deteriorated coating where present.

03

Paint touch-up

Repaint/touch-up existing gates and operator arms.

04

Operator review

Optional inspection/service during field coordination.

Board benefit: modern access control + cleaner existing gate appearance without full gate replacement.

Execution Plan

- 1 **Field verification**
- 2 **Material procurement**
- 3 **Installation + programming**
- 4 **Testing + turnover**

Included / Assumed

- Access-control hardware package
- Reader system and credential setup
- Programming, testing and closeout
- Existing gate operators remain compatible
- Major electrical or structural repairs excluded

Board Selection

- CellGate Recommended - \$43,000
- DoorKing Alternative - \$39,000

- Mandolin Reserve
- Mandolin Estates
- Both Communities

Authorized District Representative

Date



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: _____ (please initial)

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 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,

Agreed to: _____ (please initial)

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 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.

Agreed to: _____ (please initial)

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:
Park Place 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 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: _____ (please initial)



PPCDD- Classic Townhomes RTR Frontage Enhancement 6/2/26

Date 6/3/2026
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.

PPCDD- Classic Townhomes RTR Frontage Enhancement 6/2/26

- Remove dead plant material along RTR Frontage adjacent to Classic Townhomes
- Install (70) 3g Variegated Arbicola 3g along sidewalk.
- Install (75) 3g Red Fountain Grass 3g on backside of arbicola.
- Install (25) bags pine bark
- Irrigation modifications also included in estimate to make sure new plants are properly irrigated.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Variegated Arbicola 3g	70.00	EA
Red Fountain Grass 3g	75.00	EA
Mulch Pine Bark 3 CuFt Bag	25.00	EA
8-10-10 Fertilizer	40.00	lb
Dumping Charge	1.00	EA
Fuel Surcharge	1.00	EA

Plant Material Install: \$6,078.40

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Misc Install Materials	1.00	Dollars
Irrigation Enhancement:		\$780.00
PROJECT TOTAL:		\$6,858.40

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

Client caused by damage to the utilities

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

Date 6/3/2026
Pine Lake Services, LLC

By _____
Park Place CDD

Date _____



PPCDD- RTR Median Crape Myrtle Straightening 6/2/26

Date 6/3/2026
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.

PPCDD RTR Crape Myrtle Straightening

- Properly Straighten (3) Crape Myrtles/Tab Trees located in RTR Median that leaned due to Hurricane Helene/Milton.
- Properly stake Crape Myrtles utilizing Lodge Poles.
- Item 5 May Field Report.

Tree Straightening

Tree Straightening

Items	Quantity	Unit
Dingo Loader	1.00	Day
Tree Staking - Lodge Poles Set	3.00	EA
Crew Truck + Install Trailer	1.00	Day
Fuel Surcharge	1.00	EA
Tree Straightening:		\$2,816.67
PROJECT TOTAL:		\$2,816.67

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

By _____
Park Place CDD

Date 6/3/2026

Pine Lake Services, LLC

Date _____



PPCDD- Cotswold Oak and Natural Area Pruning 6/2/26

Date 6/2/2026
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.

PPCDD- Cotswold Oak and Natural Area Pruning

- Elevate Oak (12) Oaks along Parking Area. Red on Map
- Heavily Pushback Encroaching Natural Area in parking area on Cotswold. Green on Map
- Item 15 from May Field Report.



ArborCare

Oak Elevation and Natural Area Pushback

Items	Quantity	Unit
Natural Area Pushback	1.00	EA
Oak Elevation	12.00	EA
Oak Elevation and Natural Area Pushback:		\$5,434.00
PROJECT TOTAL:		\$5,434.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

warranty parameters.

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____

Brandon Pitchon

Date 6/2/2026

Pine Lake Services, LLC

By _____

Park Place CDD

Date _____



PPCDD Fountainhead/RTR Entrance Oak Elevation 6/2/26

Date 6/2/2026
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.

PPCDD Elevation/RTR Entrance Oak Elevation

- Elevate (8) Oaks and pushback away from building at Fountainhead main entrance to Highland Park.
- Item 10 in May Field Inspection Highland Park

ArborCare

Oak Elevation

Items	Quantity	Unit
Oak Elevation	8.00	EA
Oak Elevation:		\$3,146.00
PROJECT TOTAL:		\$3,146.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

ger, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

Date 6/2/2026

Pine Lake Services, LLC

By _____
Park Place CDD

Date _____



PPCDD- Mobley/RTR Vegetation Cleanup 6/2/26

Date 6/2/2026
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.

PPCDD Mobley/RTR Vegetation Cleanup

- Clean up corner of Mobley/RTR where construction material prevented regular maintenance from being done during project.

Cleanup

Cleanup

Items	Quantity	Unit
Dumping Charge	1.00	EA
	Cleanup:	\$1,403.50
PROJECT TOTAL:		\$1,403.50

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

ger, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

Date 6/2/2026

Pine Lake Services, LLC

By _____
Park Place CDD

Date _____



PPCDD- Rock Relocation 6/3/26

Date 6/3/2026
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.

PPCDD- Rock Relocation

- Relocate (3) Rocks from Mandolin Estates to Highland Park on corner of Canopy/Perfect Place where vehicles are rutting corner.

Rock Relocation

Rock Relocation

Items	Quantity	Unit
Dingo	0.50	Day
Rock Relocation:		\$858.44
PROJECT TOTAL:		\$858.44

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

ger, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

Date 6/3/2026

Pine Lake Services, LLC

By _____
Park Place CDD

Date _____



PPCDD- Japanese Blueberry Removal Citrus Park Dr Median 6/3/26

Date 6/3/2026
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.

PPCDD- Japanese Blueberry Removals Citrus Park Dr Median

- Flush Cut (2) Japanese Blueberry Trees that have died located in Citrus Park Dr Median.

ArborCare

Tree Removal

Items	Quantity	Unit
Dumping Charge	1.00	EA
Tree Removal:		\$410.10
PROJECT TOTAL:		\$410.10

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.

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price

of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

installation

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon
Date 6/3/2026

Pine Lake Services, LLC

By _____
Park Place CDD
Date _____



PPCDD- Mandolin Estates Gothic Ln (1) Oak Branch Removal and Elevation

Date 6/3/2026
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.

PPCDD- Mandolin Estates (1) Oak Branch Removal and Elevation

- Remove broken branch and elevate (1) oak located on Gothic close to gates.

ArboCare

Oak Tree Work

Items	Quantity	Unit
Branch Removal and Elevation	1.00	EA
Oak Tree Work:		\$572.00
PROJECT TOTAL:		\$572.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"),

benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an

item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____

Brandon Pitchon

Date 6/3/2026

Pine Lake Services, LLC

By _____

Park Place CDD

Date _____



PPCDD- Highland Park Roadway Bricks Weed Control and Pre-Emergence 6/3/26

Date 6/3/2026
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.

PPCDD Brick Roadway Weed Control and Sealing

- Spray weed control/pre-emergence throughout all brick areas in roadways at Highland Park.

Weed Control/Pre-Emergence

Weed Control/Pre-Emergence

Items	Quantity	Unit
Herbicide - Quickpro - Concentrated	0.75	EA
Sure Guard	2.00	EA
Fuel Surcharge	1.00	EA
Gator with Sprayer	1.50	Day
Weed Control/Pre-Emergence:		\$2,433.83
PROJECT TOTAL:		\$2,433.83

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By _____
Brandon Pitchon

Date 6/3/2026
Pine Lake Services, LLC

By _____
Park Place CDD

Date _____