INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Park Place
Community Development District

September 16, 2026

Agenda Package

<u>TEAMS MEETING INFORMATION</u>

MEETING ID: 242 267 702 193 337 PASSCODE: ss6sm7cn

HTTPS://TEAMS.MICROSOFT.COM/MEET/242267702193337?P=6MNVWCSRO9NOHSUFYG

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Park Place
Community Development District

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

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

Regular Meeting Agenda

Wednesday, September 16, 2026, at 11:00 a.m.

The Regular Meeting of the Park Place Community Development District will be held on September 16, 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/242267702193337?p=6mNvWCSRo9NOHSUfyg

Meeting ID: 242 267 702 193 337 Passcode: ss6sm7cn

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. August 2026 Financial Statements and Check Register……………………………………….……….Page 4
      ii. Operations and Maintenances Expenditures for August 2026……………………………………….....Page 22
      iii. Review of Financial Snapshot for the Month of September 2026……………………………….….Page 53
      iv. Review of the Cash Flow Analysis for the Month of September 2026……………………….…..Page 54
   B. Consideration of Minutes from the Meeting Held on August 19, 2026……………………………..…...Page 55
   C. Aquatics Report……………………………………………………………………………………….Page 66
   D. Landscape Report
      i. Field Inspection Reports
         a. Highland Park CDD September 2026 Field Inspection Report……………………………………..Page 77
         b. Mandolin Estates September 2026 Field Inspection Report………………………………………..Page 96
         c. Mandolin Reserve September 2026 Field Inspection Report……………………………………….Page 101
         d. Windsor Place September 2026 Field Inspection Report…………………………………………...Page 107
   E. District Engineer

F. District Counsel

G. District Manager

5. **BUSINESS ITEMS**

A. Consideration of Inframark Proposal #542 Park Place Cotswold Dock Repairs……………………….Page 111

B. Consideration of Inframark Proposal #543 Pressure Washing Dock……………………………….....Page 112

C. Consideration of Inframark Proposal #550 Mandolin Reserve…………………………………………Page 113

D. Consideration of Inframark Proposal #551 Mandolin Estates……………………………..………….Page 114

E. Consideration of Inframark Proposal #552 Highland Park Sidewalk Grinds…………………………...Page 115

F. Consideration of Inframark Highland Park Sidewalk Panel Replacement Proposal………………………Page 116

G. Consideration of Inframark Mandolin Estates Sidewalk Panel Replacement Proposal…………………...Page 129

H. Consideration of Inframark Mandolin Reserve Sidewalk Panel Replacement Proposal………………….Page 142

I. Consideration of Inframark Proposal #556 Mens Bathroom Smoke Damage…………………………….Page 153

J. Consideration of Pine Lake Proposal #9821 Palm Removal and Limb Removals………………………..Page 155

K. Ratification of Grau & Associates Engagement Letter…………………………………………………Page 159

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

Park Place Community Development District

Financial Report

August 31, 2026

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	$ 487,019	$ -	$ -	$ -	$ -	$ -	$ -	$ 487,019
Accounts Receivable	5,091	-	-	-	-	-	-	5,091
Accounts Receivable - Other	327	-	-	-	-	-	-	327
Due From Other Funds	1,731	-	-	-	-	-	-	1,731
Investments:								
Acquisition & Construction Account	-	-	-	1,445	122,108	-	-	123,553
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	103,472	127,345	-	-	-	-	230,817
Prepaid Items	2,724	-	-	-	-	-	-	2,724
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	**$ 496,892**	**$ 103,479**	**$ 127,345**	**$ 1,445**	**$ 122,108**	**$ 14,086,199**	**$ 3,902,000**	**$ 18,839,468**
LIABILITIES								
Accounts Payable	$ 34,783	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,783
Bonds Payable	-	-	-	-	-	-	3,902,000	3,902,000
Due To Other Funds	-	-	1,731	-	-	-	-	1,731
TOTAL LIABILITIES	**34,783**	**-**	**1,731**	**-**	**-**	**-**	**3,902,000**	**3,938,514**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Items	2,724	-	-	-	-	-	-	2,724
Deposits	10,777	-	-	-	-	-	-	10,777
Restricted for:								
Debt Service	-	103,479	125,614	-	-	-	-	229,093
Capital Projects	-	-	-	1,445	122,108	-	-	123,553
Assigned to:								
Operating Reserves	250,112	-	-	-	-	-	-	250,112
Unassigned:	198,496	-	-	-	-	14,086,199	-	14,284,695
TOTAL FUND BALANCES	**462,109**	**103,479**	**125,614**	**1,445**	**122,108**	**14,086,199**	**-**	**14,900,954**
TOTAL LIABILITIES & FUND BALANCES	**$ 496,892**	**$ 103,479**	**$ 127,345**	**$ 1,445**	**$ 122,108**	**$ 14,086,199**	**$ 3,902,000**	**$ 18,839,468**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Windsor/Mandolin (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	$ -	$ 114	$ 114	0.00%
Special Assmnts- Tax Collector	276,369	283,509	7,140	102.58%
TOTAL REVENUES	**276,369**	**283,623**	**7,254**	**102.62%**
EXPENDITURES				
Administration				
General Liability	6,465	4,327	2,138	66.93%
Total Administration	6,465	4,327	2,138	66.93%
Utility Services				
Utility- Water/Waste	1,000	616	384	61.60%
Utility- Electric	75,000	64,312	10,688	85.75%
Total Utility Services	76,000	64,928	11,072	85.43%
Landscape Services				
Contracts-Aquatic Control	15,500	24,496	(8,996)	158.04%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Contract- Landscape	88,404	104,769	(16,365)	118.51%
Plant Replacement Program	15,000	15,303	(303)	102.02%
Irrigation Maintenance	10,000	35,857	(25,857)	358.57%
R&M- Ponds	5,000	823	4,177	16.46%
Capital Reserve	27,000	1,410	25,590	5.22%
Total Landscape Services	161,904	182,658	(20,754)	112.82%
Other Physical Environment				
Gate Phone	5,000	5,018	(18)	100.36%
Sidewalk, Pavement, Signage R&M	10,000	25,521	(15,521)	255.21%
R&M-Pressure Washing	6,000	101	5,899	1.68%
R&M-Entrance Monuments, Gates, Walls	1,000	7,943	(6,943)	794.30%
R&M-Sidewalk, Pavement, Signage	3,000	-	3,000	0.00%
Holiday Lighting & Decorations	8,000	8,000	-	100.00%
Total Other Physical Environment	33,000	46,583	(13,583)	141.16%
TOTAL EXPENDITURES	**277,369**	**298,496**	**(21,127)**	**107.62%**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Windsor/Mandolin (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	(1,000)	(14,873)	(13,873)	1487.30%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1,000)	-	1,000	0.00%
TOTAL FINANCING SOURCES (USES)	**(1,000)**	**-**	**1,000**	**0.00%**
Net change in fund balance	$ (1,000)	$ (14,873)	$ (11,873)	1487.30%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Highland Park (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	$ -	$ 143	$ 143	0.00%
Special Assmnts- Tax Collector	347,583	356,339	8,756	102.52%
TOTAL REVENUES	**347,583**	**356,482**	**8,899**	**102.56%**
EXPENDITURES				
Administration				
General Liability	9,234	6,181	3,053	66.94%
Total Administration	9,234	6,181	3,053	66.94%
Utility Services				
Utility- Water/Waste	6,000	5,620	380	93.67%
Utility- Electric	12,500	8,869	3,631	70.95%
Total Utility Services	18,500	14,489	4,011	78.32%
Landscape Services				
Park Facility Janitorial	11,400	6,099	5,301	53.50%
Contracts-Aquatic Control	19,500	7,888	11,612	40.45%
Stormwater Assessment	13,000	-	13,000	0.00%
Contract- Landscape Highland Park	105,950	87,182	18,768	82.29%
Contract Landscape- Racetrack Road	17,100	18,850	(1,750)	110.23%
Amenity R&M	4,600	80,895	(76,295)	1758.59%
Plant Replacement Program	10,000	6,056	3,944	60.56%
Irrigation Maintenance	20,000	13,005	6,995	65.03%
R&M- Ponds	5,000	3,475	1,525	69.50%
Capital Reserve	21,832	-	21,832	0.00%
Total Landscape Services	228,382	223,450	4,932	97.84%
Other Physical Environment				
Off Duty Sheriff's Deputies	1,467	-	1,467	0.00%
R&M-Streetlights	4,500	16,490	(11,990)	366.44%
R&M-Fountain	3,500	4,645	(1,145)	132.71%
R&M-Pressure Washing	7,500	126	7,374	1.68%
R&M-Entrance Monuments, Gates, Walls	1,500	140	1,360	9.33%
R&M - Amenity Center	5,000	10,986	(5,986)	219.72%
R&M-Sidewalk, Pavement, Signage	11,000	5,388	5,612	48.98%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Highland Park (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Miscellaneous Maintenance	6,000	7,222	(1,222)	120.37%
Holiday Lighting & Decorations	20,000	18,000	2,000	90.00%
Total Other Physical Environment	60,467	62,997	(2,530)	104.18%
Reserves				
Misc-Contingency	31,000	24,287	6,713	78.35%
Total Reserves	31,000	24,287	6,713	78.35%
TOTAL EXPENDITURES & RESERVES	**347,583**	**331,404**	**16,179**	**95.35%**
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,078	25,078	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Mixed Use (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	$ -	$ 36	$ 36	0.00%
Special Assmnts- Tax Collector	87,989	90,263	2,274	102.58%
TOTAL REVENUES	**87,989**	**90,299**	**2,310**	**102.63%**
EXPENDITURES				
Administration				
General Liability	3,231	2,163	1,068	66.95%
Total Administration	3,231	2,163	1,068	66.95%
Utility Services				
Utility- Water/Waste	2,000	1,674	326	83.70%
Utility- Electric	5,500	3,027	2,473	55.04%
Streetlights	433	-	433	0.00%
Total Utility Services	7,933	4,701	3,232	59.26%
Landscape Services				
Contracts-Aquatic Control	5,958	2,056	3,902	34.51%
Aquatic Maintenance	2,042	3,120	(1,078)	152.79%
Storm Drain Maintenance	650	10,650	(10,000)	1638.46%
R&M-Other Landscape	500	3,006	(2,506)	601.20%
Contract- Landscape Highland Park	26,000	28,275	(2,275)	108.75%
Contract Landscape- Racetrack Road	6,500	7,069	(569)	108.75%
Amenity R&M	2,500	4,458	(1,958)	178.32%
Plant Replacement Program	3,500	398	3,102	11.37%
Miscellaneous Maintenance	500	620	(120)	124.00%
Irrigation Maintenance	8,000	40,022	(32,022)	500.28%
Capital Reserve	4,200	-	4,200	0.00%
Total Landscape Services	60,350	99,674	(39,324)	165.16%
Other Physical Environment				
Park Facility Janitorial	950	1,925	(975)	202.63%
R&M-Fountain	1,000	200	800	20.00%
Sidewalk, Pavement, Signage R&M	3,500	2,068	1,432	59.09%
R&M-Pressure Washing	4,400	74	4,326	1.68%
Amenity R&M	1,500	2,045	(545)	136.33%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Mixed Use (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Decorative Light Maintenance	4,125	-	4,125	0.00%
Total Other Physical Environment	15,475	6,312	9,163	40.79%
TOTAL EXPENDITURES	**86,989**	**112,850**	**(25,861)**	**129.73%**
Excess (deficiency) of revenues Over (under) expenditures	1,000	(22,551)	(23,551)	-2255.10%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1,000	-	(1,000)	0.00%
TOTAL FINANCING SOURCES (USES)	**1,000**	**-**	**(1,000)**	**0.00%**
Net change in fund balance	$ 1,000	$ (22,551)	$ (25,551)	-2255.10%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund - Admin (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 16,679	$ 16,679	0.00%
Interest - Tax Collector	-	1,469	1,469	0.00%
Special Assmnts- Tax Collector	167,620	171,951	4,331	102.58%
Other Miscellaneous Revenues	-	5,441	5,441	0.00%
TOTAL REVENUES	**167,620**	**195,540**	**27,920**	**116.66%**
EXPENDITURES				
Administration				
Supervisor Fees	14,000	10,800	3,200	77.14%
ProfServ-Trustee Fees	2,000	1,773	227	88.65%
District Counsel	17,500	4,612	12,888	26.35%
District Engineer	17,500	39,523	(22,023)	225.85%
District Manager	52,500	20,417	32,083	38.89%
Accounting Services	31,000	22,083	8,917	71.24%
Auditing Services	5,500	6,400	(900)	116.36%
Email services	1,500	1,106	394	73.73%
Postage, Phone, Faxes, Copies	300	94	206	31.33%
Public Officials Insurance	7,100	4,752	2,348	66.93%
Legal Advertising	1,000	1,142	(142)	114.20%
Bank Fees	300	587	(287)	195.67%
Payroll Services	-	161	(161)	0.00%
Postage and Resident Notices	300	-	300	0.00%
Website Administration	2,845	2,083	762	73.22%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	153,620	115,708	37,912	75.32%
Other Physical Environment				
Misc-Contingency	8,000	1,298	6,702	16.23%
Capital Improvements	6,000	-	6,000	0.00%
Total Other Physical Environment	14,000	1,298	12,702	9.27%
TOTAL EXPENDITURES	**167,620**	**117,006**	**50,614**	**69.80%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	78,534	78,534	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 5,669	$ 5,669	0.00%
Special Assmnts- Tax Collector	266,588	276,606	10,018	103.76%
TOTAL REVENUES	**266,588**	**282,275**	**15,687**	**105.88%**
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	1,229	(1,229)	0.00%
Total Administration	-	1,229	(1,229)	0.00%
Debt Service				
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	-	14,458	14,458	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**89,021**		
FUND BALANCE, ENDING		**$ 103,479**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 7,252	$ 7,252	0.00%
Special Assmnts- Tax Collector	331,426	337,872	6,446	101.94%
TOTAL REVENUES	**331,426**	**345,124**	**13,698**	**104.13%**
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	3,862	(3,862)	0.00%
Total Administration	-	3,862	(3,862)	0.00%
Debt Service				
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	-	9,835	9,835	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**115,779**		
FUND BALANCE, ENDING		**$ 125,614**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 44	$ 44	0.00%
TOTAL REVENUES	**-**	**44**	**44**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	(4,456)	4,456	0.00%
Total Construction In Progress	-	(4,456)	4,456	0.00%
TOTAL EXPENDITURES	**-**	**(4,456)**	**4,456**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	4,500	4,500	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(3,055)**		
FUND BALANCE, ENDING		**$ 1,445**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 3,745	$ 3,745	0.00%
TOTAL REVENUES	**-**	**3,745**	**3,745**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	3,745	3,745	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**118,363**		
FUND BALANCE, ENDING		**$ 122,108**		

Bank Account Statement

Park Place CDD

Bank Account No.	0309		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	487,018.88	**Statement Balance**	492,244.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	492,244.79
Subtotal	487,018.88	**Outstanding Checks**	-5,225.91
Negative Adjustments	0.00	**Ending Balance**	487,018.88
Ending G/L Balance	487,018.88		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/17/2026		JE000897	Other Miscellaneous Revenues	Walter M. Corish - Ck #152 08/12/2026 - Gate Remote - 11239 Blacksmith Drive	50.00	50.00	0.00
08/31/2026		JE000898	Interest - Investments	Interest Revenue 08/26	1,490.62	1,490.62	0.00
Total Deposits					1,540.62	1,540.62	0.00
Checks							
							0.00
07/14/2026	Payment	100069	BRLETIC DVORAK, INC	Inv: 2502	-1,650.00	-1,650.00	0.00
07/21/2026	Payment	300103	BOCC - HILLSBOROUGH COUNTY	Inv: 071426-9022	-108.03	-108.03	0.00
07/23/2026	Payment	100073	COMPLETE I.T. CORP	Inv: 20574	-99.00	-99.00	0.00
07/27/2026	Payment	300106	BOCC - HILLSBOROUGH COUNTY	Inv: 072326-2640-ACH	-20.53	-20.53	0.00
07/27/2026	Payment	300107	BOCC - HILLSBOROUGH COUNTY	Inv: 072326-3640-ACH	-90.82	-90.82	0.00
07/27/2026	Payment	300108	BOCC - HILLSBOROUGH COUNTY	Inv: 072326-9190-ACH	-96.52	-96.52	0.00
07/23/2026	Payment	300109	BOCC - HILLSBOROUGH COUNTY	Inv: 072326-6474-ACH	-30.47	-30.47	0.00
07/22/2026	Payment	300110	FRONTIER ACH	Inv: 072226-6195-ACH	-256.27	-256.27	0.00
07/27/2026	Payment	300111	TECO -ACH	Inv: 072726-2958-ACH	-326.15	-326.15	0.00
07/27/2026	Payment	300112	TECO -ACH	Inv: 072726-0208-ACH	-42.44	-42.44	0.00
07/27/2026	Payment	300113	TECO -ACH	Inv: 072726-9085-ACH	-570.91	-570.91	0.00
07/27/2026	Payment	300114	TECO -ACH	Inv: 072726-1026-ACH	-597.68	-597.68	0.00
07/27/2026	Payment	300115	TECO -ACH	Inv: 072726-5171-ACH	-141.94	-141.94	0.00
07/31/2026	Payment	100074	COMPLETE I.T. CORP	Inv: 20251	-99.00	-99.00	0.00

Bank Account Statement

Park Place CDD

Bank Account No. 0309

Statement No. 08-26 **Statement Date** 08/31/2026

07/31/2026	Payment	100075	BUSINESS OBSERVER	Inv: 26-02616H	-347.81	-347.81	0.00
08/04/2026	Payment	300116	BOCC - HILLSBOROUGH COUNTY	Inv: 071426-7596	-218.24	-218.24	0.00
08/03/2026	Payment	300117	BOCC - HILLSBOROUGH COUNTY	Inv: 061226-7596	-220.13	-220.13	0.00
08/03/2026	Payment	300118	BOCC - HILLSBOROUGH COUNTY	Inv: 080326-4478-ACH	-561.84	-561.84	0.00
08/10/2026	Payment	100076	ADVANCED AQUATIC SERVICES INC	Inv: 10564926	-3,120.00	-3,120.00	0.00
08/18/2026	Payment	100077	INFRAMARK LLC	Inv: 1169419, Inv: 184713,	-5,218.53	-5,218.53	0.00
08/03/2026	Payment	300119	FRONTIER ACH	Inv: 080126-6195-ACH	-192.29	-192.29	0.00
08/12/2026	Payment	300120	TECO -ACH	Inv: 080526-0091-ACH	-5,182.66	-5,182.66	0.00
08/20/2026		JE000901	Supervisor Fees	ADP Wage Pay 260820	-1,000.00	-1,000.00	0.00
Total Checks					-20,191.26	-20,191.26	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
05/01/2026	Payment	9	ADP, INC	Payment of Invoice 002699	-23.00
06/01/2026	Payment	300071	TECO -ACH	Inv: 052726-0208-ACH	-41.37
06/01/2026	Payment	300072	TECO -ACH	Inv: 052726-1026-ACH	-535.76
06/02/2026	Payment	300074	TECO -ACH	Inv: 052726-5171-ACH	-128.22
06/02/2026	Payment	300075	TECO -ACH	Inv: 052726-2958-ACH	-295.56
06/02/2026	Payment	300076	TECO -ACH	Inv: 052726-9085-ACH	-515.97
06/15/2026	Payment	300078	BOCC - HILLSBOROUGH COUNTY	Inv: 052226-0000	-6.44
06/15/2026	Payment	300079	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-0000	-78.09
06/01/2026	Payment	300093	BOCC - HILLSBOROUGH COUNTY	Inv: 060126-4478-ACH	-645.18
08/25/2026	Payment	300121	TECO -ACH	Inv: 082526-1026-ACH	-485.99
08/25/2026	Payment	300122	TECO -ACH	Inv: 082526-9085-ACH	-486.66
08/25/2026	Payment	300123	TECO -ACH	Inv: 082526-0208-ACH	-28.75
08/25/2026	Payment	300124	TECO -ACH	Inv: 082526-2958-ACH	-183.94
08/25/2026	Payment	300125	TECO -ACH	Inv: 082526-5171-ACH	-115.07
08/24/2026	Payment	300126	FRONTIER ACH	Inv: 082226-6195-ACH	-256.27
08/26/2026	Payment	300127	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-3640-ACH	-97.54

Bank Account Statement

Park Place CDD

Bank Account No. 0309

Statement No. 08-26 **Statement Date** 08/31/2026

08/26/2026	Payment	300128	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-9190-ACH	-81.21
08/26/2026	Payment	300129	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-6474-ACH	-23.94
08/14/2026	Payment	300130	BOCC - HILLSBOROUGH COUNTY	Inv: 081326-7596-ACH	-189.87
08/14/2026	Payment	300131	BOCC - HILLSBOROUGH COUNTY	Inv: 081326-9022-ACH	-75.08
Total Outstanding Checks					-5,225.91

Outstanding Deposits

Total Outstanding Deposits

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

GENERAL FUND - 001

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	100076	08/10/26	ADVANCED AQUATIC SERVICES INC	10564926	Lake Maintenance 08/26	Contracts-Aquatic Control	534067-53902	$998.40
001	100076	08/10/26	ADVANCED AQUATIC SERVICES INC	10564926	Lake Maintenance 08/26	Contracts-Aquatic Control	534067-53902	$1,591.20
001	100076	08/10/26	ADVANCED AQUATIC SERVICES INC	10564926	Lake Maintenance 08/26	Contracts-Aquatic Control	534067-53902	$530.40
001	100077	08/18/26	INFRAMARK LLC	186093	District Management Fees 08/26	Accounting Services	532001-51301	$2,208.33
001	100077	08/18/26	INFRAMARK LLC	186093	District Management Fees 08/26	District Manager	531150-51301	$2,041.67
001	100077	08/18/26	INFRAMARK LLC	186093	District Management Fees 08/26	Website Administration	549936-51301	$208.33
001	100077	08/18/26	INFRAMARK LLC	184713	03/30/26 - Country Casual Teak - Memorial Bench Plaque 06/26	R&M-Entrance Monuments, Gates, Walls	546413-53908	$140.20
001	100077	08/18/26	INFRAMARK LLC	1169419	General Maintenance Services - Mandolin Reserve Bench Cleaning & Swing Repair 06/26	Miscellaneous Maintenance	546922-53902	$620.00
001	300116	08/04/26	BOCC - HILLSBOROUGH COUNTY	071426-7596	11100 Windsor Place Circle R 06/10/26-07/13/26	Utility- Water/Waste	543018-53150	$218.24
001	300117	08/03/26	BOCC - HILLSBOROUGH COUNTY	061226-7596	11100 Windsor Place Circle R 05/11/26-06/10/26	Utility- Water/Waste	543018-53150	$220.13
001	300118	08/03/26	BOCC - HILLSBOROUGH COUNTY	080326-4478-ACH	11648 Ecclesia Drive 06/22/26-07/22/26	Utility- Water/Waste	543018-53150	$421.38
001	300118	08/03/26	BOCC - HILLSBOROUGH COUNTY	080326-4478-ACH	11648 Ecclesia Drive 06/22/26-07/22/26	Utility- Water/Waste	543018-53150	$140.46
001	300119	08/03/26	FRONTIER ACH	080126-6195-ACH	Windsor Gate Phone 08/01/26-08/31/26	Gate Phone	541040-53908	$192.29
001	300120	08/12/26	TECO -ACH	080526-0091-ACH	Electric Services 06/20/26-07/21/26	Utility- Electric	543041-53150	$4,335.29
001	300120	08/12/26	TECO -ACH	080526-0091-ACH	Electric Services 06/20/26-07/21/26	Utility- Electric	543041-53150	$634.88
001	300120	08/12/26	TECO -ACH	080526-0091-ACH	Electric Services 06/20/26-07/21/26	Utility- Electric	543041-53150	$212.49
001	300121	08/25/26	TECO -ACH	082526-1026-ACH	11000 Windsor Place Circle, MP 07/22/26-08/19/26	Utility- Electric	543041-53150	$485.99
001	300122	08/25/26	TECO -ACH	082526-9085-ACH	11741 Citrus Park Drive MP 07/22/26-08/19/26	Utility- Electric	543041-53150	$407.09
001	300122	08/25/26	TECO -ACH	082526-9085-ACH	11741 Citrus Park Drive MP 07/22/26-08/19/26	Utility- Electric	543041-53150	$59.62
001	300122	08/25/26	TECO -ACH	082526-9085-ACH	11741 Citrus Park Drive MP 07/22/26-08/19/26	Utility- Electric	543041-53150	$19.95
001	300123	08/25/26	TECO -ACH	082526-0208-ACH	11698 Citrus Park Drive 07/22/26-08/19/26	Utility- Electric	543041-53150	$24.05
001	300123	08/25/26	TECO -ACH	082526-0208-ACH	11698 Citrus Park Drive 07/22/26-08/19/26	Utility- Electric	543041-53150	$3.52
001	300123	08/25/26	TECO -ACH	082526-0208-ACH	11698 Citrus Park Drive 07/22/26-08/19/26	Utility- Electric	543041-53150	$1.18
001	300124	08/25/26	TECO -ACH	082526-2958-ACH	11232 Blacksmith Drive, Pump 07/22/26-08/19/26	Utility- Electric	543041-53150	$183.94
001	300125	08/25/26	TECO -ACH	082526-5171-ACH	11206 Cavalier Place, A 07/22/26-08/19/26	Utility- Electric	543041-53150	$86.30
001	300125	08/25/26	TECO -ACH	082526-5171-ACH	11206 Cavalier Place, A 07/22/26-08/19/26	Utility- Electric	543041-53150	$28.77
001	300126	08/24/26	FRONTIER ACH	082226-6195-ACH	Windsor Gate Phone 08/22/26-09/21/26	Gate Phone	541040-53908	$256.27
001	300127	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-3640-ACH	14727 Canopy Drive 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$73.15
001	300127	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-3640-ACH	14727 Canopy Drive 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$24.39
001	300128	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-9190-ACH	11592 Fountainhead 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$60.91
001	300128	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-9190-ACH	11592 Fountainhead 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$20.30
001	300129	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-6474-ACH	14658 Canopy Drive 07/23/26-08/24/26	Utility- Water/Waste	543018-53150	$17.95
001	300129	08/26/26	BOCC - HILLSBOROUGH COUNTY	082426-6474-ACH	14658 Canopy Drive 07/23/26-08/24/26	Utility- Water/Waste	543018-53150	$5.99
001	300130	08/14/26	BOCC - HILLSBOROUGH COUNTY	081326-7596-ACH	11100 Windsor Place Circle R 07/13/26-08/12/26	Utility- Water/Waste	543018-53150	$189.87
001	300131	08/14/26	BOCC - HILLSBOROUGH COUNTY	081326-9022-ACH	11741/11698 Citrus Park Drive 07/13/26-08/12/26	Utility- Water/Waste	543018-53150	$56.31
001	300131	08/14/26	BOCC - HILLSBOROUGH COUNTY	081326-9022-ACH	11741/11698 Citrus Park Drive 07/13/26-08/12/26	Utility- Water/Waste	543018-53150	$18.77
							Fund Total	**$16,738.01**

Total Checks Paid	**$16,738.01**

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	9/1/2026	10565331	$998.40			Monthly Lake Maintenance Services 09/26 - Mandolin Estates
ADVANCED AQUATIC SERVICES INC	9/1/2026	10565331	$1,591.20			Monthly Lake Maintenance Services 09/26 - Highland Park
ADVANCED AQUATIC SERVICES INC	9/1/2026	10565331	$530.40	$3,120.00	$3,120.00	Monthly Lake Maintenance Services 09/26 - Mixed Use
COMPLETE I.T. CORP	8/1/2026	20884	$99.00			Email Licensing 08/26
INFRAMARK LLC	8/1/2026	186093	$2,208.33			Accounting Services 08/26
INFRAMARK LLC	8/1/2026	186093	$2,041.67			Administrative Services, Assessment Services, Field Management, & Recording Secretary 08/26
INFRAMARK LLC	8/1/2026	186093	$208.33	$4,458.33	$4,458.33	Technology Services 08/26
PINE LAKE SERVICES	8/1/2026	10661	$8,211.78			Landscape Maintenance 08/26 - Highland Park
PINE LAKE SERVICES	8/1/2026	10661	$2,663.28			Landscape Maintenance 08/26 - Highland Park - MU
PINE LAKE SERVICES	8/1/2026	10661	$1,775.52			Landscape Maintenance 08/26 - Racetrack Road - HP
PINE LAKE SERVICES	8/1/2026	10661	$665.82			Landscape Maintenance 08/26 - Racetrack Road - MU
PINE LAKE SERVICES	8/1/2026	10661	$8,877.60	$22,194.00	$22,194.00	Landscape Maintenance 08/26 - Mandolin/Windsor
Monthly Contract Subtotal			**$29,871.33**			
Variable Contract						
BRLETIC DVORAK, INC	7/31/2026	2541	$525.00			District Engineering Services 07/26
Variable Contract Subtotal			**$525.00**			
Utilities						
BOCC - HILLSBOROUGH COUNTY	7/14/2026	071426-7596	$218.24			11100 Windsor Place Circle R 06/10/26-07/13/26
BOCC - HILLSBOROUGH COUNTY	6/12/2026	061226-7596	$220.13			11100 Windsor Place Circle R 05/11/26-06/10/26
BOCC - HILLSBOROUGH COUNTY	8/3/2026	080326-4478-ACH	$421.38			11648 Ecclesia Drive 06/22/26-07/22/26
BOCC - HILLSBOROUGH COUNTY	8/3/2026	080326-4478-ACH	$140.46	$561.84		11648 Ecclesia Drive 06/22/26-07/22/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-3640-ACH	$73.15			14727 Canopy Drive 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-3640-ACH	$24.39	$97.54		14727 Canopy Drive 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-9190-ACH	$60.91			11592 Fountainhead 07/22/26-08/21/26

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	8/24/2026	082426-9190-ACH	$20.30	$81.21		11592 Fountainhead 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-6474-ACH	$17.95			14658 Canopy Drive 07/23/26-08/24/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-6474-ACH	$5.99	$23.94		14658 Canopy Drive 07/23/26-08/24/26
BOCC - HILLSBOROUGH COUNTY	8/13/2026	081326-7596-ACH	$189.87			11100 Windsor Place Circle R 07/13/26-08/12/26
BOCC - HILLSBOROUGH COUNTY	8/13/2026	081326-9022-ACH	$56.31			11741/11698 Citrus Park Drive 07/13/26-08/12/26
BOCC - HILLSBOROUGH COUNTY	8/13/2026	081326-9022-ACH	$18.77	$75.08		11741/11698 Citrus Park Drive 07/13/26-08/12/26
TECO -ACH	8/5/2026	080526-0091-ACH	$4,335.29			Electric Services 06/20/26-07/21/26
TECO -ACH	8/5/2026	080526-0091-ACH	$634.88			Electric Services 06/20/26-07/21/26
TECO -ACH	8/5/2026	080526-0091-ACH	$212.49	$5,182.66		Electric Services 06/20/26-07/21/26
TECO -ACH	8/25/2026	082526-9085-ACH	$407.09			11741 Citrus Park Drive MP 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-9085-ACH	$59.62			11741 Citrus Park Drive MP 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-9085-ACH	$19.95	$486.66		11741 Citrus Park Drive MP 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-5171-ACH	$86.30			11206 Cavalier Place, A 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-5171-ACH	$28.77	$115.07		11206 Cavalier Place, A 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-1026-ACH	$485.99			11000 Windsor Place Circle, MP 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-0208-ACH	$24.05			11698 Citrus Park Drive 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-0208-ACH	$3.52			11698 Citrus Park Drive 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-0208-ACH	$1.18	$28.75		11698 Citrus Park Drive 07/22/26-08/19/26
TECO -ACH	8/25/2026	082526-2958-ACH	$183.94			11232 Blacksmith Drive, Pump 07/22/26-08/19/26

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WINDSOR PLACE PROPERTY OWNERS ASSOC.	6/18/2026	061826	$559.63			Reclaim Water Reimbursement - 11184 WIndsor Place Circle - 01/12/26-05/11/26
Utilities Subtotal			**$8,510.55**			
Regular Services						
CITY-WIDE CLEANING LLC	8/15/2026	20320	$493.85			Dog Waste Station Services 08/26
CITY-WIDE CLEANING LLC	8/15/2026	20320	$41.15	$535.00	$535.00	Dog Waste Station Services 08/26
FRONTIER ACH	8/1/2026	080126-6195-ACH	$192.29			Windsor Gate Phone 08/01/26-08/31/26
FRONTIER ACH	8/22/2026	082226-6195-ACH	$256.27			Windsor Gate Phone 08/22/26-09/21/26
GLOBAL JANITORIAL CONCEPT INC	8/18/2026	9417	$80.00			Highland Park - Dog Waste Station Services 07/26
Regular Services Subtotal			**$1,063.56**			
Additional Services						
BUSINESS OBSERVER	7/31/2026	26-02684H	$76.56			Legal Advertising #26-02684H - Notice of Public Hearing
INFRAMARK LLC	7/21/2026	184713	$140.20			03/30/26 - Country Casual Teak - Memorial Bench Plaque 06/26
INFRAMARK LLC	7/30/2026	1169419	$620.00		$5,218.53	General Maintenance Services - Mandolin Reserve Bench Cleaning & Swing Repair 06/26
INFRAMARK LLC	8/13/2026	1169687	$7,600.00			General Maintenance & Repairs 08/26 - Bus Stop Enhancement
INFRAMARK LLC	8/13/2026	1169687	$350.00	$7,950.00		General Maintenance & Repairs 08/26 - Pole Replacement
INFRAMARK LLC	8/19/2026	187233	$96.20			Highland Park Banners 06/15/26
PINE LAKE SERVICES	8/21/2026	10803	$380.90			Fountain Head Park - Gazebo Pots 07/26
PINE LAKE SERVICES	8/25/2026	10841	$2,286.55		$2,667.45	Canopy Drive - Irrigation Repairs 08/26
Additional Services Subtotal			**$11,550.41**			
TOTAL			**$51,520.85**			

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186093	8/1/2026
CUSTOMER ID	**NET TERMS**
C2302	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 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.

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	07/14/2026	08/04/2026

Service Address: 11100 WINDSOR PLACE CIR R

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17558379	06/10/2026	157897	07/13/2026	167035	913800 GAL	ACTUAL	RECLAIM
17558360	06/10/2026	522828	07/13/2026	524487	165900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$207.23

Miscellaneous Charges

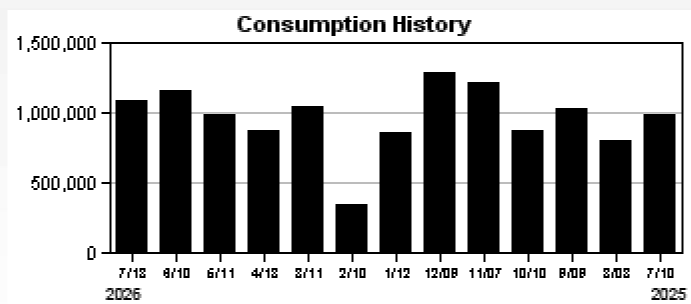
Late Payment Charge	$11.01
Total Miscellaneous Charges	**$11.01**

Summary of Account Charges

Previous Balance	$220.13
Net Payments	$0.00
Past Due Amount	$220.13
Bill Adjustments	$11.01
Total Account Charges	**$207.23**
AMOUNT DUE	**$438.37**

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1281997596

ELECTRONIC PAYMENTS BY CHECK OR

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

****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**

DUE DATE	08/04/2026

Auto Pay Scheduled
DO NOT PAY

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

1,220 0

0012819975967 00000438374

Hillsborough County Water Resources Department

Automatic Payments

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Thank you for enrolling in Automatic Payments!

PLEASE NOTE: You must continue to pay your bill as you normally would until you see the words "Do Not Pay" in the amount due section of your bill.

Please print this page for your records.

Enrollment Date	8/3/2026 3:21:14 PM
HCWRS Account Number	1281997596
Bank Routing Number	021201383
Type of Account	Business Checking
Bank Account Number	******0309

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
Park Place CDD	1281997596	06/12/2026	07/06/2026

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	05/11/2026	147903	06/10/2026	157897	999400 GAL	ACTUAL	RECLAIM
17558360	05/11/2026	521308	06/10/2026	522828	152000 GAL	ACTUAL	RECLAIM

Service Address Charges

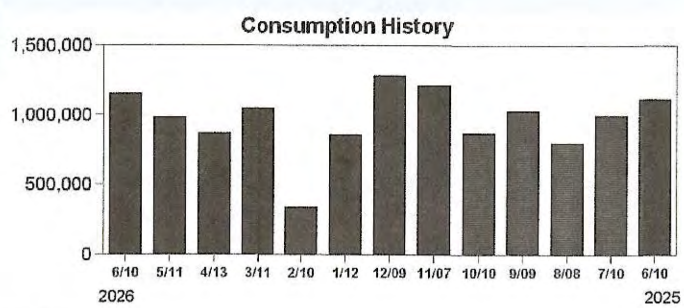
Reclaimed Water Charge	$220.13

Summary of Account Charges

Previous Balance	$189.30
Net Payments - Thank You	$-189.30
Total Account Charges	**$220.13**
AMOUNT DUE	**$220.13**

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1281997596

JUN 18 2026

By

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	07/06/2026
Auto Pay Scheduled DO NOT PAY	

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

18 0

001281997596 7 00000220137

Hillsborough County Water Resources Department

Automatic Payments

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Thank you for enrolling in Automatic Payments!

PLEASE NOTE: You must continue to pay your bill as you normally would until you see the words "Do Not Pay" in the amount due section of your bill.

Please print this page for your records.

Enrollment Date	8/3/2026 3:21:14 PM
HCWRS Account Number	1281997596
Bank Routing Number	021201383
Type of Account	Business Checking
Bank Account Number	******0309

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	08/03/2026	08/24/2026

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	06/22/2026	4143592	07/22/2026	5260530	1116938 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$561.84

Summary of Account Charges

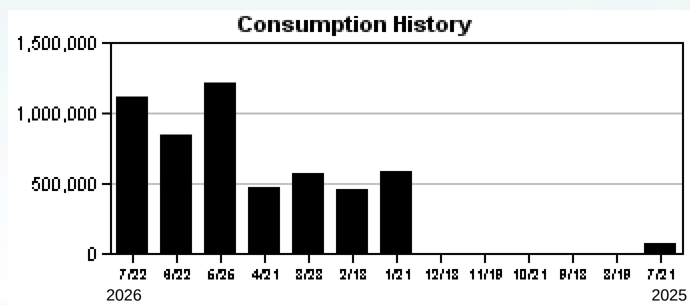
Previous Balance	$323.72
Net Payments - Thank You	$-323.72
Total Account Charges	**$561.84**
AMOUNT DUE	**$561.84**

Important Message

This account has ACH payment method

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **4478300000**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	08/24/2026
Auto Pay Scheduled DO NOT PAY	

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

8,347 0

0044783000001 00000561845

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 05, 2026

Amount Due:	**$5,182.66**
Due Date:	August 19, 2026
Account #:	311000010091

DO NOT PAY. Your account will be drafted on August 19, 2026

Account Summary

Previous Amount Due	$5,201.33
Payment(s) Received Since Last Statement	-$5,201.33
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$5,182.66**
Amount Due by August 19, 2026	**$5,182.66**

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

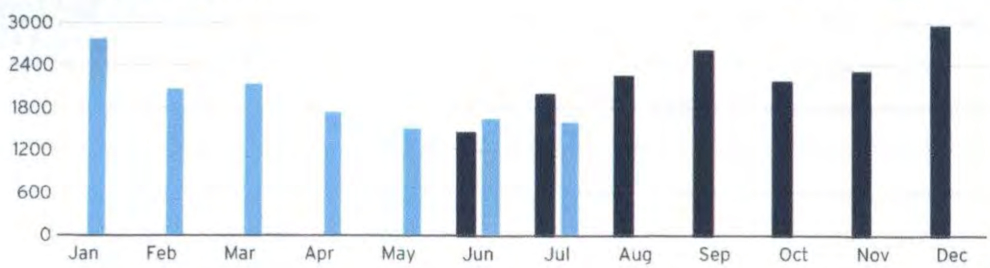
00000029-0000317-Page 3 of 18

Your Locations With The Highest Usage

11513 SPLENDID LN, TAMPA, FL 33626-3366	**357 KWH**
14719 BRICK PL, TAMPA, FL 33626-0000	**354 KWH**

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



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

---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

AUG 12 2026
By

Account #: 311000010091
Due Date: August 19, 2026

Amount Due:	**$5,182.66**
Payment Amount:	$ __________

700125004835

Your account will be drafted on August 19, 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.

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

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

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

Summary of Charges by Service Address

Account Number: 311000010091

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000 **Sub-Account Number:** 211007038386
Amount: $37.58

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	07/23/2026	11,414		11,060		354 kWh	1	30 Days	$77.77
									▼ 6.6%

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	07/23/2026	11,920		11,901		19 kWh	1	30 Days	$23.39
									▼ 26.9%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198591	07/23/2026	9,679		9,550		129 kWh	1	30 Days	$41.25
									▼ 6.5%

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	07/23/2026	26,266		25,909		357 kWh	1	30 Days	$78.25
									▲ 2.0%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180482	07/23/2026	24,069		23,740		329 kWh	1	30 Days	$73.71
									▼ 14.1%

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	07/23/2026	9,226		9,111		115 kWh	1	30 Days	$38.96
									▼ 5.0%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180490	07/23/2026	17,887		17,714		173 kWh	1	30 Days	$48.38
									▼ 5.5%

Total Current Month's Charges **$5,182.66**

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007038386
Statement Date: 07/31/2026

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

Service Period: 06/20/2026 - 07/21/2026 **Rate Schedule:** General Service - Non Demand

Charge Details

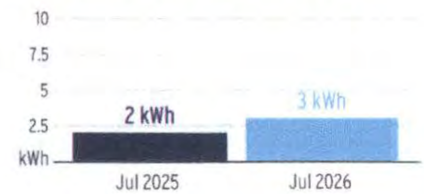
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*98 kWh @ $0.09202/kWh*	$9.02
Fuel Charge	*98 kWh @ $0.03516/kWh*	$3.45
Storm Protection Charge	*98 kWh @ $0.00568/kWh*	$0.56
Clean Energy Transition Mechanism	*98 kWh @ $0.00418/kWh*	$0.41
Storm Surcharge	*98 kWh @ $0.02121/kWh*	$2.08
Florida Gross Receipt Tax		$0.94
Electric Service Cost		**$37.58**

Current Month's Electric Charges **$37.58**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000318-Page 6 of 18

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015021994
Statement Date: 07/31/2026

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

Service Period: 06/20/2026 - 07/21/2026 **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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022109
Statement Date: 07/31/2026

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

Service Period: 06/20/2026 - 07/21/2026 **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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022232
Statement Date: 07/31/2026

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

00000029-0000320-Page 9 of 18

Service Period: 06/20/2026 - 07/21/2026 **Rate Schedule:** Lighting Service

Charge Details

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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022349
Statement Date: 07/31/2026

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

Service Period: 06/20/2026 - 07/21/2026 **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 →

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022463
Statement Date: 07/31/2026

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

Service Period: 06/20/2026 - 07/21/2026 **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 →

0000029-0000321-Page 11 of 18

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022745
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	07/23/2026	11,414		11,060		354 kWh	1	30 Days

Charge Details

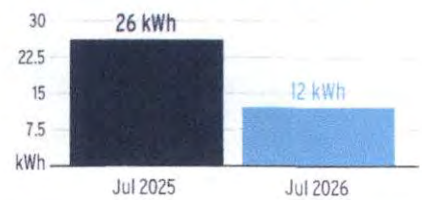
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*354 kWh @ $0.09202/kWh*	$32.58
Fuel Charge	*354 kWh @ $0.03516/kWh*	$12.45
Storm Protection Charge	*354 kWh @ $0.00568/kWh*	$2.01
Clean Energy Transition Mechanism	*354 kWh @ $0.00418/kWh*	$1.48
Storm Surcharge	*354 kWh @ $0.02121/kWh*	$7.51
Florida Gross Receipt Tax		$1.94
Electric Service Cost		**$77.77**

Current Month's Electric Charges **$77.77**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015022836
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	07/23/2026	11,920		11,901		19 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*19 kWh @ $0.09202/kWh*	$1.75
Fuel Charge	*19 kWh @ $0.03516/kWh*	$0.67
Storm Protection Charge	*19 kWh @ $0.00568/kWh*	$0.11
Clean Energy Transition Mechanism	*19 kWh @ $0.00418/kWh*	$0.08
Storm Surcharge	*19 kWh @ $0.02121/kWh*	$0.40
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.39**

Current Month's Electric Charges **$23.39**

Avg kWh Used Per Day

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022968
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Area Light
Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	07/23/2026	9,679		9,550		129 kWh	1	30 Days

Charge Details

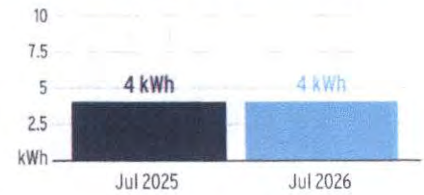
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*129 kWh @ $0.09202/kWh*	$11.87
Fuel Charge	*129 kWh @ $0.03516/kWh*	$4.54
Storm Protection Charge	*129 kWh @ $0.00568/kWh*	$0.73
Clean Energy Transition Mechanism	*129 kWh @ $0.00418/kWh*	$0.54
Storm Surcharge	*129 kWh @ $0.02121/kWh*	$2.74
Florida Gross Receipt Tax		$1.03
Electric Service Cost		**$41.25**

Current Month's Electric Charges **$41.25**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015023099
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	07/23/2026	26,266		25,909		357 kWh	1	30 Days

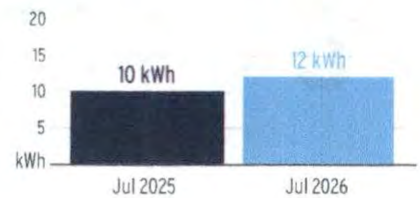
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*357 kWh @ $0.09202/kWh*	$32.85
Fuel Charge	*357 kWh @ $0.03516/kWh*	$12.55
Storm Protection Charge	*357 kWh @ $0.00568/kWh*	$2.03
Clean Energy Transition Mechanism	*357 kWh @ $0.00418/kWh*	$1.49
Storm Surcharge	*357 kWh @ $0.02121/kWh*	$7.57
Florida Gross Receipt Tax		$1.96
Electric Service Cost		**$78.25**

Current Month's Electric Charges $78.25

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015023214
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	07/23/2026	24,069		23,740		329 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*329 kWh @ $0.09202/kWh*	$30.27
Fuel Charge	*329 kWh @ $0.03516/kWh*	$11.57
Storm Protection Charge	*329 kWh @ $0.00568/kWh*	$1.87
Clean Energy Transition Mechanism	*329 kWh @ $0.00418/kWh*	$1.38
Storm Surcharge	*329 kWh @ $0.02121/kWh*	$6.98
Florida Gross Receipt Tax		$1.84
Electric Service Cost		**$73.71**

Current Month's Electric Charges $73.71

Billing information continues on next page →

Avg kWh Used Per Day

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023339
Statement Date: 07/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	07/23/2026	9,226		9,111		115 kWh	1	30 Days

Charge Details

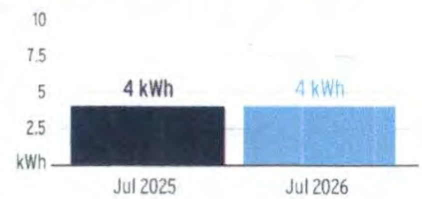
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*115 kWh @ $0.09202/kWh*	$10.58
Fuel Charge	*115 kWh @ $0.03516/kWh*	$4.04
Storm Protection Charge	*115 kWh @ $0.00568/kWh*	$0.65
Clean Energy Transition Mechanism	*115 kWh @ $0.00418/kWh*	$0.48
Storm Surcharge	*115 kWh @ $0.02121/kWh*	$2.44
Florida Gross Receipt Tax		$0.97
Electric Service Cost		**$38.96**

Current Month's Electric Charges **$38.96**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000324-Page 17 of 18

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211015023446
Statement Date: 07/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 06/24/2026 - 07/23/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000180490	07/23/2026	17,887	17,714	173 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*173 kWh @ $0.09202/kWh*	$15.92
Fuel Charge	*173 kWh @ $0.03516/kWh*	$6.08
Storm Protection Charge	*173 kWh @ $0.00568/kWh*	$0.98
Clean Energy Transition Mechanism	*173 kWh @ $0.00418/kWh*	$0.72
Storm Surcharge	*173 kWh @ $0.02121/kWh*	$3.67
Florida Gross Receipt Tax		$1.21
Electric Service Cost		**$48.38**

Current Month's Electric Charges $48.38

Total Current Month's Charges $5,182.66

Avg kWh Used Per Day

PARK PLACE CDD

Account Number:	Billing Date:
813-818-7058-022619-5	**Aug 01, 2026**
PIN:	Billing Period:
0363	**Aug 01 - Aug 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		$192.34
Payment received by Aug 01, thank you		-$192.34
Service summary	Previous month	Current month
Phone	$146.67	$146.67
Other	$4.50	$4.50
One-Time Charges	$0.21	$0.17
Taxes and Fees	$40.96	↓$40.95
Total services	**$192.34**	**$192.29**
Total balance		**$192.29**

Total balance
$192.29
Auto Pay is scheduled
Aug 25

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

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

6790 0107 DY RP 01 08032026 NNNNNN 01 002221 0011

AUG 10
By____

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

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

0470048138187058022619000000000000000192295

PARK PLACE CDD

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

PIN:
0363

Billing Date:
Aug 01, 2026

Billing Period:
Aug 01 - Aug 31, 2026

Phone

Monthly Charges

08.01-08.31	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
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$146.67**

Other Charges

Monthly Charges

08.01-08.31	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

One-Time Charges

	Frontier Com of America	$0.17
One-Time Charges Total		**$0.17**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$13.26
	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.39
	Federal Taxes	**$21.38**
	FL State Communications Services Tax	$8.10
	County Communications Services Tax	$7.91
	FL State Gross Receipts Tax	$2.86
	Hillsborough County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.22
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$19.57**
Taxes and Fees Total		**$40.95**

Total current month charges **$192.29**

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 $187.79 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.

PARK PLACE CDD

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

PIN:
0363

Billing Date:
Aug 01, 2026

Billing Period:
Aug 01 - Aug 31, 2026

Frontier Com of America

813-818-7058

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jul 04	12:53P	1.1	DD	NORWICH CT 860-917-7733	$0.08	
2	Jul 05	5:13A	.3	DD	MINEOLA NY 516-578-0451	$0.03	
3	Jul 05	5:13A	.3	DD	MINEOLA NY 516-578-0451	$0.03	
4	Jul 05	5:14A	.3	DD	MINEOLA NY 516-578-0451	$0.03	
Subtotal						$0.17	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-818-7058	4	2	$0.17
Total	4	2	$0.17

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	4	2	$0.17
Total	4	2	$0.17

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
184713	7/21/2026

CUSTOMER ID	NET TERMS
C2302	Due On Receipt

PO#	DUE DATE
	7/21/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Howard Neal-3-30-26 COUNTRY CASUAL TEAK : Plaque for memorial bench: $140.20	1	Ea	140.20		140.20
Subtotal					**140.20**

Subtotal	$140.20
Tax	$0.00
Total Due	$140.20

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.

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

Client ID Number	

Invoice Number	1169419
Invoice Date	7/30/2026
Due Date	8/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$620.00

	Subtotal	$620.00
	Sales Tax	$0.00
Please Pay This Amount	Total	$620.00

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 **30 Jul 2026 08:47:30AM CST**

DISTRICT : PARK PLACE CDD **Go Green! Think before you print.**

INVOICE NO. 1169419 - DETAIL

INVOICE DATE: 7/30/2026

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										
	6/25/2026	4637301	PKPCDD District Area	General Maintenance; Job#123-Mandolin Reserve Bench cleaningQuote#344	$0.00	$0.00	$300.00	$0.00	$300.00	N
	6/25/2026	4637343	PKPCDD District Area	General Maintenance; Job#124-Swing Repair	$0.00	$0.00	$320.00	$0.00	$320.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$620.00**	**$0.00**	**$620.00**	
				BWO Total	**$0.00**	**$0.00**	**$620.00**	**$0.00**	**$620.00**	
				Invoice Total	**$0.00**	**$0.00**	**$620.00**	**$0.00**	**$620.00**	

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 03, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $449,116.04.
- **Assessment collections:**
  - We are 100.00% 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 97.75% of the annual budget through the end of August 2026
  - Total expenses for the first 11 months are approximately $859,754.00, making the average monthly expenses around $79,159.45.

Park Place CDD

Cash Flow Projection
09/03/2026

	Balances	Interest Rate
Operating Account -Valley National Bank	449,116.04	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	449,116.04	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	449,116.04	
Projections:		
Monthly Average Spend (October - August)	78,159.45	
Total Monthly Average Spend	78,159.45	
Average Spend to YE (1 month September)	78,159.45	
Expected Cash Flow at YE (9/30/26)	**370,956.59**	
Average Spend 1st QTR FY27 (2 mos avg spend)	156,318.90	
Expected Need through 1st QTR FY27	**214,637.69**	

**tax roll revenue for the new FY is received in December*

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 August 19, 2026, and called to order at 11:02 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
Melissa Williams	Administrative Assistant III, Inframark
Robert Dvorak	District Engineer, BDI Engineering (via remotely)
John Fowler	District Field Inspector, Inframark
Roger Chatleain	Account Manager, Pine Lake LLC
Residents of the Public	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 11:02 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

Pauline, a resident of Mandolin Estates noted that Mandolin Estates residents pay a $650 annual assessment, which is shared with Park Place. She expressed disappointment with the overall appearance and maintenance of the community, given the level of assessments paid by residents.

Courtney, a resident commented that several common areas throughout the community contain significant debris, as well as areas of dead or missing sod. She also noted overhanging tree branches along Highland Park near Fountain Head, in addition to locations with dead plant material and insufficient mulch coverage. Furthermore, she identified a traffic control cone and "Do Not Enter" sign that are no longer clearly visible and recommended that they be replaced or supplemented with a more prominent one-way traffic sign.

James, a resident noted that many residents enjoy walking, including walking their dogs, along the sidewalk surrounding the pond. He expressed concern that the irrigation system is currently activating during peak walking hours, causing inconvenience for pedestrians. He requested that staff evaluate whether the irrigation schedule in that area can be adjusted to better accommodate resident use of the sidewalk while maintaining appropriate landscape maintenance.

FOURTH ORDER OF BUSINESS Staff Reports

A. Accounting Staff Report

i. July 2026 Financial Statements and Check Register

ii. Operations and Maintenances Expenditures for July 2026

iii. Review of Financial Snapshot for the Month of August 2026

iv. Review of the Cash Flow Analysis for the Month of August 2026

B. Consideration of Minutes from the Meeting held on July 15, 2026

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

C. Aquatics Report

The Aquatics report was presented to the Board. The Aquatics representative explained that there were concerns regarding a four-wheeler being operated at excessive speeds within the community. However, this matter has since been addressed. Fountain Pond 13 is currently offline and will be inspected following the meeting, or alternatively scheduled for review tomorrow or early next week. While some algae was observed, overall pond conditions remain favorable, and water levels continue to rise.

The Aquatics representative asked whether the Board had any additional questions regarding the report. Mr. Bullard commented on the number of fish kills that had been observed. The representative acknowledged that some fish mortality had occurred but stated that the situation was not considered concerning. He explained that several dead tilapia had been observed, which is a common occurrence under the current environmental conditions and not unusual. He further noted that concern would arise if other fish species or wildlife, such as turtles, were found deceased, as that could indicate a more significant issue.

Pond 6 was discussed, and it was noted that the grass seed application is progressing well. Additionally, algae regrowth has been reduced. However, the area will continue to be monitored to ensure conditions remain favorable.

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD August 2026 Field Inspection Report

b. Mandolin Estates August 2026 Field Inspection Report

c. Mandolin Reserve August 2026 Field Inspection Report

d. Windsor Place August 2026 Field Inspection Report

Ms. Powell noted that several trees along Citrus Park are leaning and may require attention. She also reported that the previously identified leaning trees in Windsor have since been corrected.

Ms. Powell noted that flowers have not yet been replanted in the Reserve areas, despite the previous plantings having been removed. Mr. Chatleain explained that the project timeline had been delayed until September. However, work has begun to remove the existing plant material in preparation for the installation of new landscaping.

Mr. Chatleain also provided an update regarding the battery-operated irrigation timer on Racetrack Road. He stated that the issue has been identified, but Board approval is required before the necessary replacements can be made. Mr. Chatleain presented several proposals during the meeting that were not included in the agenda, as they were not received in time to be incorporated prior to the agenda's distribution. He provided copies of the proposals to Ms. Montagna during the meeting for review and consideration by the Board.

Ms. Powell asked whether the mulch installation on Greensleeve would be completed. Mr. Chatleain confirmed that the project had been approved and stated that the mulch is expected to be installed within the next few weeks. Mr. Chatleain noted that he would need to review the possibility of modifying the irrigation zones to accommodate the resident request that was raised during the beginning of the meeting. He stated that he would evaluate the existing irrigation configuration and determine whether any adjustments could be made to address the concern.

Ms. Montagna reviewed the proposals that were provided by Mr. Chatelain during the meeting. She explained that, because the proposals were submitted late and presented in person at the meeting, they had not been included in the agenda. She further noted that the administrative staff had not been notified of the proposals in advance, which prevented them from being properly incorporated into the meeting materials. As a result, the proposals could be added to the agenda for consideration at the next meeting. However, the Board expressed a desire to hear the proposals, and Ms. Montagna proceeded to read and review each proposal with the Board during the meeting. Ms. Montagna questioned a fuel charge that was added to each proposal, to which Pine Lakes stated could be removed.

On MOTION by Mr. Berra, seconded by Mr. Bullard, with all in favor, the Board approved Proposal #9360 for the Windsor Drip Reroute in the amount of $468.82.

Discussion ensued regarding proposal #9358 and the Board agreed to approve the proposal minus the fuel charge.

On MOTION by Mr. Berra, seconded by Mr. Bullard, with all in favor, the Board approved Proposal #9358 for Inspection Repairs in the amount of $2,286.55.

Ms. Montagna discussed Proposal #9270 for Pine Tree Removal which the Board agreed to table at this time.

The Board discussed Proposal #9053 regarding the Fountainhead project. Ms. Montagna inquired whether the Board wished to table the proposal. However, Mr. Berra expressed that the matter should be addressed promptly and recommended moving forward with approval. Following further discussion, the Board noted that, if funding was unavailable in the current fiscal year, payment could be deferred and budgeted in the new fiscal year. The Board reached a consensus to proceed with the proposal.

On MOTION by Mr. Berra, seconded by Ms. Powell, with all in favor, the Board approved Proposal #9053 for the Fountainhead project in the amount of $435.96.

Mr. Foley expressed concerns regarding the District's current baseline for repairs and requested a spreadsheet outlining completed and pending repair projects. He explained that this information would assist the Board in evaluating the District's current status and planning future budget allocations accordingly. Ms. Montagna agreed to provide maps and supporting documentation to help the Board identify repair needs and ensure appropriate funding is considered during the budgeting process.

The inspection was discussed in further detail, and Mr. Chatleain reported that, aside from the battery-operated timers, all inspected items were found to be in satisfactory condition. He stated that he would prepare a proposed landscape budget, including detailed line items, for the Board's review and consideration to provide greater clarity regarding future expenditures.

Mr. Berra expressed concerns about the loss of trees within Citrus Park and requested that the issue be investigated further. Discussion also included the recent weed treatment applied to the grass surrounding the pond. Mr. Berra noted that this area has proven difficult to maintain and recommended that mulch be considered as an alternative ground cover in future maintenance plans. Mr. Bullard noted that several trees were not properly staked and requested that the issue be reviewed and corrected. Mr. Chatleain acknowledged the concern and agreed to further investigate the affected trees and coordinate any necessary repairs or adjustments to ensure they are properly supported.

E. District Engineer

Mr. Dvorak provided his report immediately following the accounting portion of the meeting, as he was unable to remain for the meeting's entirety. He presented updates regarding SWFWMD and advised that Kirk was overseeing the certification and permitting process associated with various maintenance items. These items were summarized in a report that had been previously provided to the Board but was not included in the meeting agenda. Mr. Dvorak noted that the estimated cost of $15,700 encompasses the maintenance repairs that are required. He further recommended that these expenses be incorporated into the stormwater maintenance line item within the District's budget, as they represent ongoing obligations that should be accounted for annually. Ms. Montagna confirmed that these costs had been incorporated into the proposed budget. However, she cautioned that the available funding would be limited. Mr. Berra inquired whether the work could be delayed and scheduled to commence under the new fiscal year budget. In response, Mr. Dvorak stated that he would contact SWFWMD to advise that the CDD had approved the work and would require approximately 60 days before filing for recertification.

Mr. Bullard noted that the lane striping along Citrus Park Drive and County Road was beginning to deteriorate and fade in certain areas. He requested that Ms. Montagna contact the County to report the issue and inquire about potential repairs. Ms. Montagna agreed to reach out to the County for further review and follow-up.

F. District Counsel

With District Counsel not being present, the Board moved onto the next agenda item.

G. District Manager

Ms. Montagna asked the Board to designate a representative to provide deposition testimony on behalf of the District in connection with a lawsuit. The Board discussed appointing either Ms. Lavina or Mr. Foley to serve in this capacity. Following discussion, the Board agreed to designate both individuals, with Mr. Foley listed as the primary representative. Ms. Montagna noted that she would convey the Board's decision to District Counsel.

Mr. Foley inquired whether the District's contracts were current and up to date. Ms. Montagna confirmed that all contracts were current. Ms. Powell then asked how many service hours remained under the applicable agreements. Ms. Montagna stated that she would verify the remaining hours and provide a follow-up update to the Board. Mr. Foley noted that the sidewalk adjacent to the dental office was in need of pressure washing. In response, Ms. Montagna requested that Mr. Fowler investigate the matter and coordinate any necessary cleaning services to address the issue.

Ms. Powell stated that the Board needed to discuss holiday lighting and the installation schedule for the upcoming season. Ms. Montagna noted that she could contact the vendor utilized by the District in the previous year to obtain the necessary information and scheduling details. Ms. Montagna then asked whether the Board wished to approve the same vendor or have a representative attend a future meeting to discuss the proposed services. Following discussion, the Board agreed that if sufficient funds were available within the approved budget, the District should proceed with the holiday lighting installation without delay. The Board further agreed that, provided the cost remained consistent with the previous year's pricing, staff was authorized to move forward with the vendor and schedule the installation.

Discussion ensued regarding maps available on the District's website and parking-related matters.

The Board also discussed with staff an ongoing issue involving a resident who had installed a golf practice net on District-owned property. Ms. Montagna reported that District staff had previously removed and discarded the net. However, the resident subsequently installed another one in the same location. The Board considered potential enforcement options, including billing the resident for the cost of removal or issuing a violation notice. During the discussion, it was noted that the CDD does not possess fining authority and therefore cannot issue violation notices. However, the HOA may have the ability to pursue enforcement action through its established violation process. Ms. Montagna further explained that while the District could invoice the resident for costs incurred, obtaining payment may prove challenging, as this has been an ongoing issue. She noted that the resident, who is an attorney, has been advised on multiple occasions that placing a golf net on District property is not permitted, yet the unauthorized installation has continued. A resident in attendance stated that she had photographs documenting the golf net and offered to provide them to the Board and staff if needed to assist with the matter.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt Fiscal Year 2027 Budget

A. Open Public Hearing

On MOTION by Mr. Foley, seconded by Mr. Berra, with all in favor, the Board opened the Public Hearing to Adopt Fiscal Year 2027 Budget.

B. Consideration of the Fiscal Year 2027 Budget

Ms. Montagna reviewed the budget adoption process with the Board and explained that, while the Board may reduce the proposed budget prior to adoption, it cannot increase the budget above the amount previously advertised. She noted that the proposed budget currently reflected a 37.0% assessment increase.

The Board expressed a desire to review the budget on a line-item basis to identify potential cost reductions that could lessen the overall increase. During the review, the Board agreed to reduce the budgeted amount for District Engineering services, noting that the District Engineer does not regularly attend Board meetings. Ms. Montagna also recommended revising the titles of certain budget line items to improve organization, consistency, and overall understanding of the budget document, which the Board supported.

Further discussion resulted in additional reductions to the budgeted amounts for streetlight repairs and irrigation maintenance. The Board continued its review of various budget categories and identified additional adjustments where appropriate. Following the agreed-upon revisions, the proposed assessment increase was reduced from 37.0% to 36.74%.

C. Public Comments

Courtney, a resident of Highland Park expressed concerns regarding the proposed Fiscal Year 2027 budget increase, stating that she had not observed significant repairs or community improvements and felt the increase was excessive. Ms. Powell explained that rising operating costs, combined with deferred maintenance and deficiencies inherited from previous landscape contractors, had contributed to the need for increased funding. Ms. Montagna noted that the budget includes detailed and transparent line items to help residents better understand how assessments are allocated and utilized for the benefit of the community as a whole. Mr. Berra acknowledged the resident's concerns regarding past landscaping issues and stated that efforts moving forward would ensure that Highland Park's needs are adequately addressed. Ms. Powell further explained that the Board is working to bring the budget in line with current operational needs and address outstanding maintenance issues throughout the District that have accumulated over time.

Leann, A resident of Mandolin Estates attending the meeting virtually stated that she has lived in the community for twenty-three years and expressed concerns regarding maintenance priorities within the District, specifically noting frustration that repairs to the wall were being addressed while other issues within Mandolin Estates remained unresolved. She stated that, based on her review of the reports presented to the Board, she did not believe they accurately reflected the maintenance needs and concerns throughout the community as a whole. The resident also raised concerns regarding the oak trees located throughout the District, noting that an arborist had previously indicated that the available planting areas were not suitable for the long-term growth requirements of the trees. She stated that, despite this assessment, the trees had been installed throughout multiple neighborhoods within the community and expressed a desire for the trees to be removed. Additionally, the resident voiced frustration with the proposed budget and noted that the consolidation of expenses across all communities made it difficult for residents to understand how funds were being allocated and spent. She commented that greater transparency and more detailed community-specific information would assist residents in better understanding the District's budgeting decisions and priorities.

D. Consideration of Resolution 2026-06; Adopting Final Budget for FY2027

On MOTION by Mr. Bullard, seconded by Ms. Powell, with all in favor, the Board approved Resolution 2026-06; Adopting Final Budget for FY2027.

E. Consideration of Resolution 2026-07; Levying O&M Assessment for FY2027

On MOTION by Ms. Powell, seconded by Ms. Lavina, with all in favor, the Board approved Resolution 2026-07; Levying O&M Assessment for FY2027.

F. Close Public Hearing

On MOTION by Mr. Foley, seconded by Mr. Bullard, with all in favor, the Board closed the Public Hearing to Adopt Fiscal Year 2027 Budget.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-08; Setting FY2027 Meeting Schedule

On MOTION by Mr. Bullard, seconded by Mr. Berra, with all in favor, the Board approved Resolution 2026-08; Setting FY2027 Meeting Schedule.

B. Consideration of Resolution 2026-09; Goals and Objectives for FY2027

On MOTION by Mr. Bullard, seconded by Mr. Foley, with all in favor, the Board approved Resolution 2026-09; Goals and Objectives for FY2027.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Foley referenced the sidewalk issue discussed earlier in the meeting and inquired whether the matter would be addressed. In response, Ms. Montagna requested that Mr. Fowler investigate the condition of the sidewalk and determine the appropriate course of action. Mr. Fowler agreed to review the matter and coordinate any necessary maintenance or corrective measures.

Ms. Lavina noted that she had observed advertising signs being attached with zip ties and requested that they be removed.

EIGHTH ORDER OF BUSINESS Audience Comments

Courtney, a resident inquired about the process for attending Board meetings virtually. Ms. Montagna explained that a Microsoft Teams meeting link is included on each meeting agenda for residents who wish to participate remotely. She encouraged residents to review the agenda materials in advance to access the link and join the meeting virtually if they are unable to attend in person.

Laurie, a resident stated that she agreed with the concerns and frustrations expressed by previous speakers regarding the proposed budget. She commented that the entrance to Mandolin Estates does not reflect the value of the homes within the community and expressed dissatisfaction with the condition of the signage throughout the District. She inquired about the status of the front wall repairs and voiced additional concerns regarding perceived deficiencies in maintenance and landscaping services.

The resident also noted the presence of an overgrown Brazilian pepper tree near a dog waste station and requested that it be addressed. She emphasized the importance of maintaining the overall appearance and aesthetic quality of the community, stating that these issues can have a direct impact on property values.

NINTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned at 1:49 p.m.

On MOTION by Mr. Foley, seconded by Mr. Bullard, with all in favor, the meeting was adjourned at 1:49 p.m.

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

Park Place
COMMUNITY DEVELOPMENT DISTRICT

Park Place Community Development District

Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Date:

8/17/2026

Prepared by:

Cody Q. Wylupek, Assistant Project Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Site Assessments

Pond 1

Comments:

Treatment in Progress

Treated for Planktonic algae during this inspection. Pond dye was added to aid in minimizing new algae growth. Minimal to no new growth of shoreline weeds. No issues were observed with submersed weeds. The water level is at a normal level.

Pond 2

Comments:

Site Looks Good

Minimal new growth of invasive grass was observed and treated. No other issues to report for this site. Water level remains low.

Site Assessments

Pond 3

Comments:

Treatment in Progress

Algae, Duckweed, and shoreline weeds and grasses were all targeted for treatment on the day of this inspection. Positive results will be visible in 7-14 days. New algae growth will continue to be targeted for treatment.

Pond 4

Comments:

Site Looks Good

Shoreline weeds and grass growth was minimal to none. Treatments to maintain the littoral shelf and the lily growth have continued. No issues were observed on this pond.

Aerator system operating properly.

Site Assessments

Pond 5A

Comments:

Treatment in Progress

Previous treatments for algae and Duckweed have shown positive results. Minimal to no new shoreline weed growth was observed. Treatments will continue to targeted new growth as needed.

Pond 5B

Comments:

Site Looks Good

Minimal to no new growth of shoreline weeds were observed. The water level has increased, but remains low. No issues were observed.

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Site Assessments

Pond 6

Comments:

Site Looks Good

Minimal to no new growth of shoreline weeds or grasses around the perimeter. Pond 6 looks good overall and no issues to report for algae or submersed weed growth.

Pond 7

Comments:

Site Looks Good

Minimal amounts of algae and shoreline weeds were recently targeted for treatment. Pond dye was also used in this pond to aid in minimizing new algae growth. No issues with submersed weeds were observed.

Site Assessments

Pond 8

Comments:

No maintenance currently bei

Not on Advanced Aquatic scope of work

Pond 9

Comments:

Treatment in Progress

Minimal to no new growth of shoreline weeds were observed. Minimal amounts of planktonic algae were recently treated and positive results were seen. No other issues were observed.

Site Assessments

Pond 10

Comments:

Site Looks Good

Algae growth was previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. A minor amount of grass clippings were in the pond. Sometimes it is unavoidable, but grass clippings in the pond should be kept to a minimum to reduce the chance for algae growth.

Pond 11

Comments:

Site Looks Good

Previous treatments of minimal algae growth, and minor shoreline weed growth, have both shown positive results. Any new growth will continue to be targeted for treatment.

Fountain was operational.

Advanced AQUATIC 35th ANNIVERSARY
THE CLEAR CHOICE FOR LAKE MANAGEMENT

Site Assessments

Pond 12

Comments:

Site Looks Good

Pond 12 looks good overall with only a minimal amount of shoreline weeds observed. This new growth was targeted for treatment and positive results will be seen. No other issues to report.

Pond 13

Comments:

Site Looks Good

Pond 13 continues to look good. Minimal to no new growth was observed on the exposed sediment around the perimeter of the pond. No issues were observed with algae, submersed weeds, or shoreline weeds.

Fountain was fixed a few days after this inspection. Blown Capacitor.

Advanced AQUATIC 35th ANNIVERSARY
THE CLEAR CHOICE FOR LAKE MANAGEMENT

Site Assessments

Pond 14

Comments:

Site Looks Good

Minimal to no new growth of aquatic weeds or invasive grasses on the exposed sediment. No issues were observed with algae or submersed weeds. Water level has remained at a low level.

Fountain is operational.

Pond 15

Comments:

Treatment in Progress

Very minimal amounts of algae growth were observed and targeted for treatment. No other issues were observed on this pond. Aeration system operational.

Site Assessments

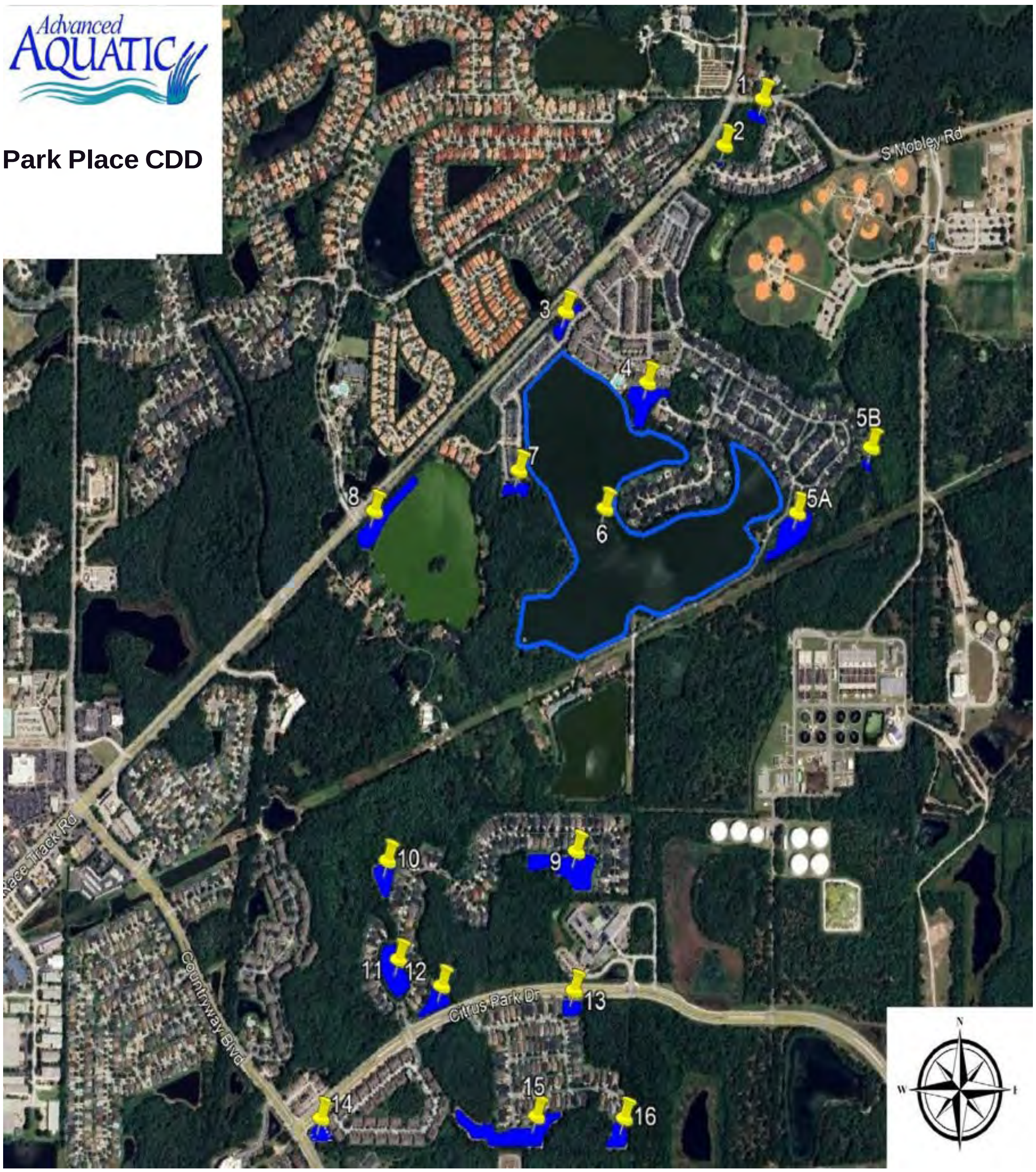
Pond 16

Comments:

Site Looks Good

Positive results have been seen from previous algae treatments. No issues were observed with submersed weeds or shoreline weeds. The water level has continued to rise.

Map:



www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

INFRAMARK

Highland Park

Field Inspection Report - September 2026

Tuesday, 8 September 2026

Prepared For Board Of Supervisors

29 Issues Identified

29 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Noting turf area behind the bus stop is very wet and has not been able to be mowed in some time. Continue to mow as close to the area as possible without damage.

Issue 2

Assigned To: Pine Lake

Weeds coming up through the shrubs at the parking lot and bus stop that needs treatment.

Issue 3

Assigned To: Pine Lake

Remove any sucker growth on Ligustrums throughout the district.

Issue 4

Assigned To: PIne Lake

Schedule a pruning event to even out the Podocarpus around the community playground.

Issue 5

Assigned To: Board Information

Noting golf pads on Canopy Rd. in same place where items were removed in the past. Asking if the board wants me to remove or should a letter be sent first?

Issue 6

Assigned To: Pine Lake

Ensure preserve area is being cut back around the telecom box on Canopy Rd. near mailbox 11526 Canopy Rd. Also, noting a depression that may need soil to build up to grade next to this mailbox.

Issue 7

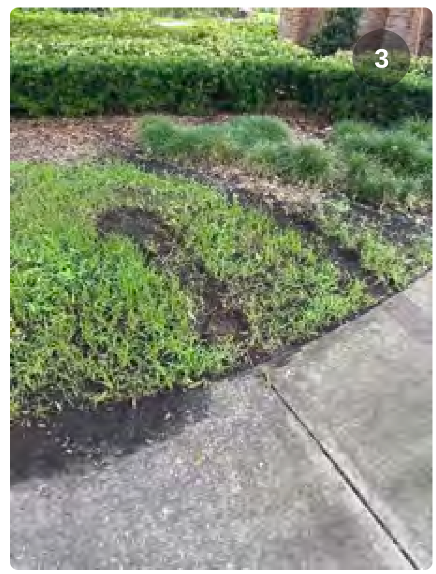
Assigned To: Pine Lake

Treat broadleaf turf weeds throughout the district.

Issue 8

Assigned To: Pine Lake

Noting ruts by the gazebo area at the community park that are in need of repair.



Issue 9

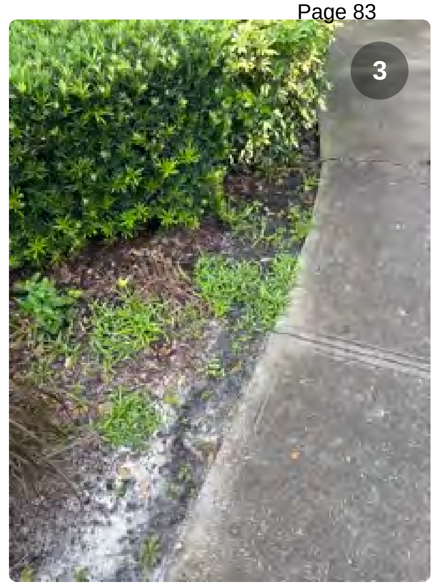
Assigned To: Pine Lake

Ensure landscape debris in the beds at the community park are removed each service.

Issue 10

Assigned To: Pine Lake

Noting a lot of weeds in the beds at the community park.



Issue 11

Assigned To: Advanced Aquatics

Noting the fountain was not on during this inspection at the community park. Also, the filter lid was off and full of debris.

Issue 12

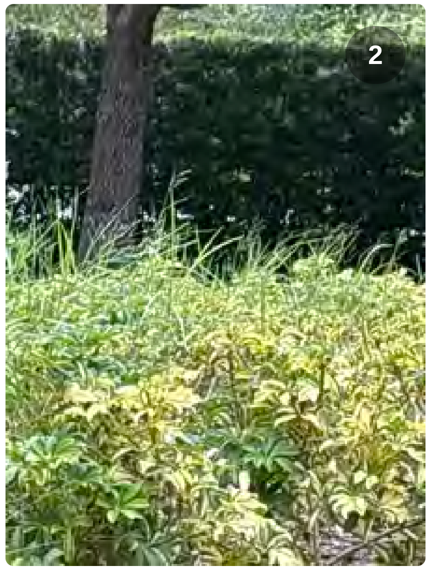
Assigned To: Pine Lake

Diagnose and treat an area of declining turf by the fountain at the community park.

Issue 13

Assigned To: Pine Lake

Treat weeds in the shrubs on the median island with the call box to enter the gated area on Splendid Lane at Canopy Drive intersection.



Issue 14

Assigned To: Pine Lake

Remove down debris and vines on palmettos and trees on in median island on Splendid Lane.

Issue 15

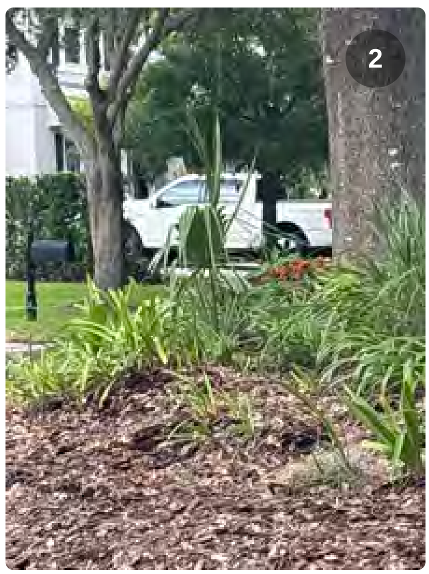
Assigned To: Pine Lake

Pick up landscape debris in landscape beds on Canopy Drive between Splendid Ln. and Perfect Place.

Issue 16

Assigned To: Pine Lake

Remove any palm volunteers growing up within other species in median island on Perfect Place.



Issue 17

Assigned To: Pine Lake

Treat weeds in the beds on Canopy Drive on CDD sections in the single-family home portion of the district.

Issue 18

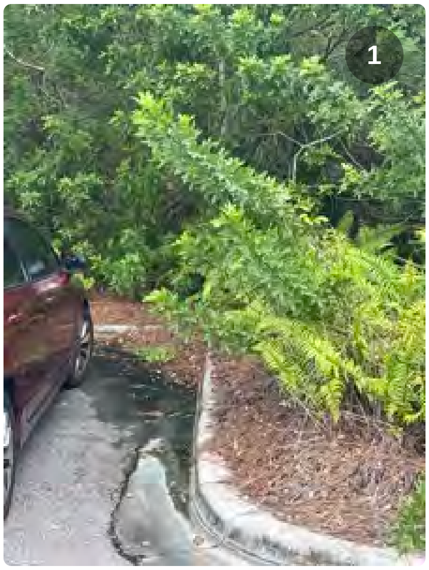
Assigned To: Advanced Aquatics

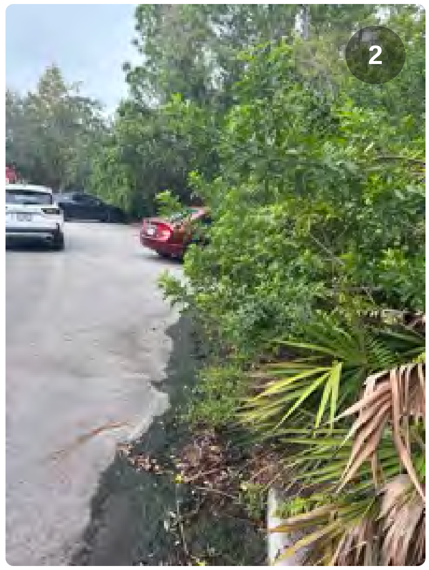
Treat algae blooms and submerged weeds along water edge of pond 3.

Issue 19

Assigned To: Pine Lake

Cut back a Brazilian Pepper overgrowing above the asphalt on Cotswolds Dr. near Bournemouth Rd. intersection.

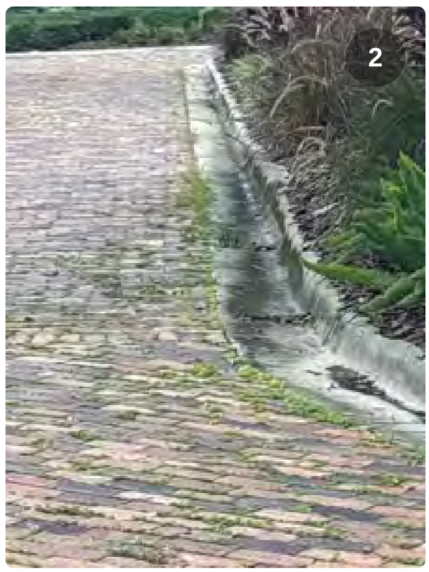




Issue 20

Assigned To: Pine Lake

Treat weeds in the brick paver road on Lake Dagny Ct.



Issue 21

Assigned To: Pine Lake

Raise the Oak canopy overhanging the asphalt on Cotswolds Dr. by pond.

Issue 22

Assigned To: Maintenance

Noting a damaged board on the dock off Cotswolds Dr. that needs repair. There is also a smaller board with damage that should be repaired as well.

Issue 23

Assigned To: Maintencance

Noting damage to an aluminum gate on Race Track Rd. right of way between Ecclesia Dr. and Fountainhead Dr. that needs repair.

Issue 24

Assigned To: Pine Lake

Remove vines on shrubs on Race Track Rd. right of way between Ecclesia and Fountainhead.

Issue 25

Assigned To: Pine Lake

Remove sucker growth off the trunks of the Crepe Myrtles on Race Track Rd. medians.

Issue 26

Assigned To: Pine Lake

Schedule a pruning event to cut back the ornamental grasses overhanging the sidewalk on Race Track Rd. right of way between Ecclesia Dr. and Fountainhead Dr.

Issue 27

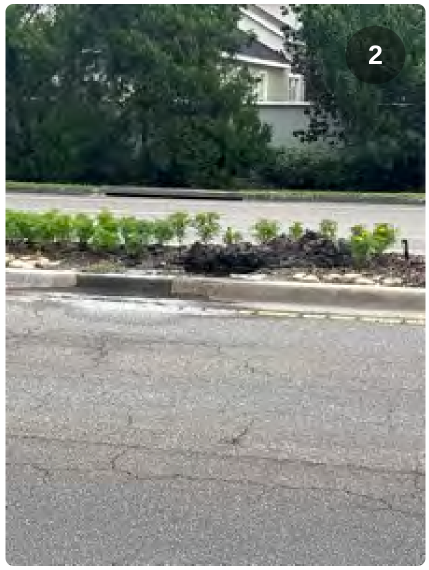
Assigned To: Pine Lake

Noting weeds throughout the beds on Race Track Rd. that need treatment.

Issue 28

Assigned To: Pine Lake

Noting an irrigation issue within the annuals that needs repaired in the median bullnose on Race Track Rd.



Issue 29

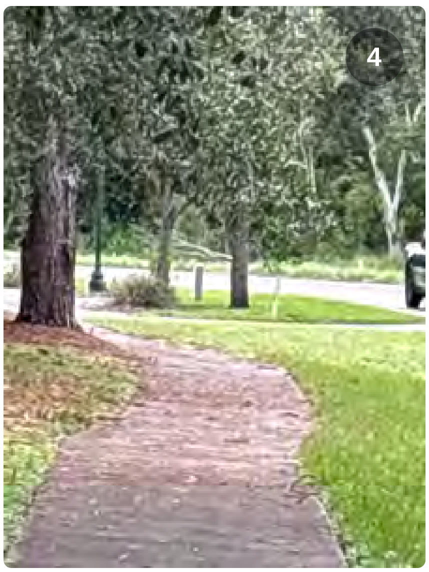
Assigned To: Pine Lake

Raise the Oak canopies touching the turf and overhanging the sidewalk on S. Mobley Rd.


1


2


3


4

Mandolin Estates

Field Inspection Report - September 2026

Tuesday, 8 September 2026

Prepared For Board Of Supervisors

8 Issues Identified

8 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Noting a bare area in need of turf between the sidewalk and the road that could use some soil and turf on the exit corner of Citrus Park Drive and Minaret Drive intersection.

Issue 2

Assigned To: Pine Lake

Ensure Palm debris is being removed each service in the beds on Citrus Park Dr.

Issue 3

Assigned To: Advanced Aquatics

Overall, the ponds are in good shape. Noting a small area of waterlilies for pond 9.

Issue 4

Assigned To: Pine Lake

Remove a dead shrub in the median island before entering gate on Minaret Dr.

Issue 5

Assigned To: Pine Lake

Noting a dead hanging branch in the Oak that was hit by lightning on Minaret Dr. by pond 11.

Issue 6

Assigned To: Pine Lake

Noting bare areas where turf is missing on Gothic Ln between the sidewalk and the road. In my opinion, it will be difficult for turf to thrive in these areas with the competition of the Oak trees.

Issue 7

Assigned To: Maintenance

Noting a missing Gothic Ln. plate to indicate the road.

Issue 8

Assigned To: Pine Lake

Diagnose and treat an area of declining turf right after entering the gate between the sidewalk and the road.


1


2

INFRAMARK

Mandolin Reserve

Field Inspection Report - September 2026

Tuesday, 8 September 2026

Prepared For Board Of Supervisors

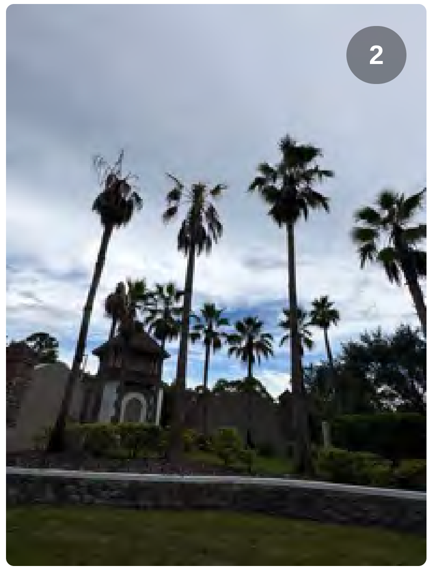
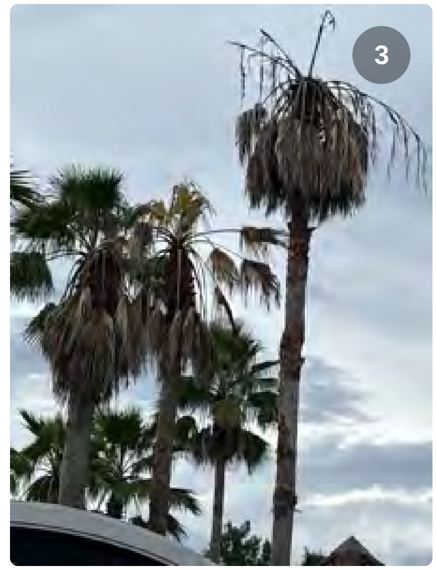
10 Issues Identified

10 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Noting dead palms behind the monument sign off Citrus Park Rd. It appears to be a disease that may be spreading. Asking Pine Lake arborist to investigate and report findings.

Issue 2

Assigned To: Maintenance

Noting a couple pavers that should be secured back to the monument.



Issue 3

Assigned To: Pine Lake

Diagnose and treat declining turf on the exit corner of Blacksmith Dr. and Citrus Park Dr.

Issue 4

Assigned To: Pine Lake

Noting several trees have been straightened on Citrus Park Dr. right of way. There are two more that may be needed.

Issue 5

Assigned To: Pine Lake

Ensure edging of Jasmine along the sidewalk on Citrus Park Dr. is being completed each service.

Issue 6

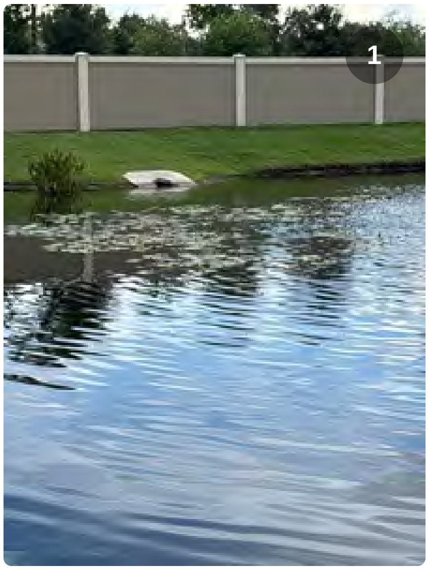
Assigned To: Board Information and Pine Lake

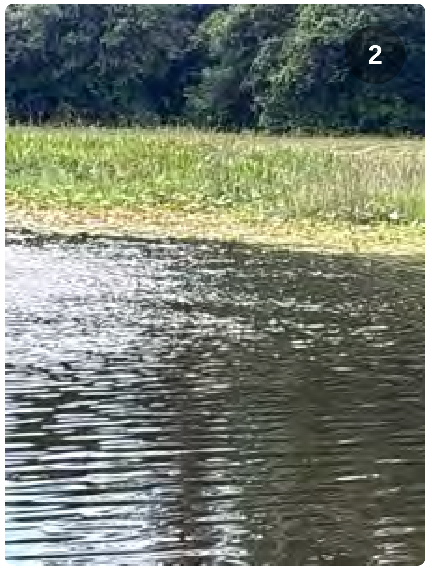
The Japanese Blueberry trees have not improved with rains and asking if the board would like to remove them like the other median on Citrus Park Dr.

Issue 7

Assigned To: Advanced Aquatics

Reduce the waterlilies population present in pond 13.





Issue 8

Assigned To: Pine Lake

It appears edging has been missed along the sidewalk and road at the end of Greensleeve Ave. Ensure this is completed each service.

Issue 9

Assigned To: Advanced Aquatics

Noting a couple areas of waterlilies in pond 15 that should be considered for removal.

Issue 10

Assigned To: Pine Lake

Treat weeds and ensure edging is completed for the paver pad with the bench at pond 15.

Windsor Place

Field Inspection Report - September 2026

Tuesday, 8 September 2026

Prepared For Board Of Supervisors

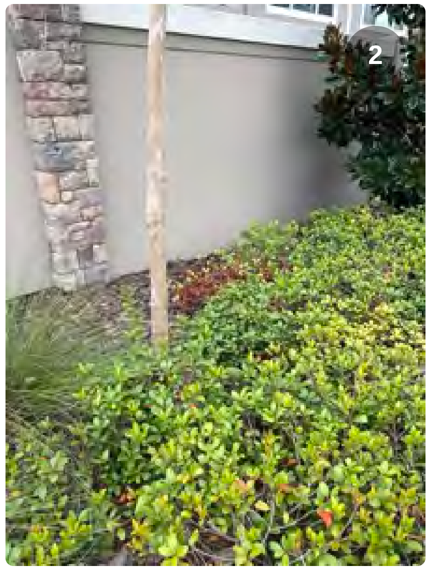
6 Issues Identified

6 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Diagnose and treat a couple declining Indian Hawthorn on Citrus Park Rd. near the entrance to Windsor Place. Remove any dead or diseased material.



Issue 2

Assigned To: Pine Lake

Noting tree on the entrance corner to Windsor Place has staking system but needs to be straightened.

Issue 3

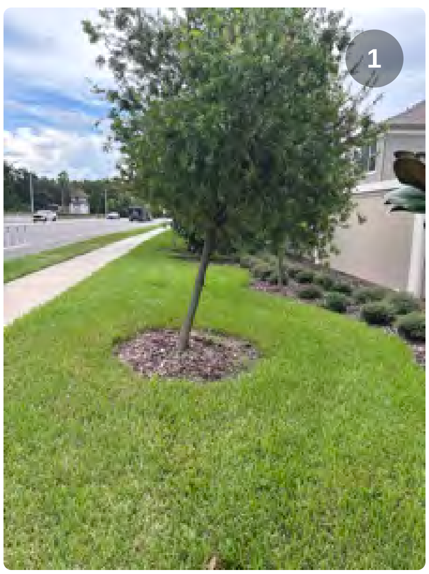
Assigned To: Pine Lake

Cut back any trees that are touching the perimeter wall on Citrus Park Dr.

Issue 4

Assigned To: Pine Lake

One more small Bottle Brush that should be considered for straightening on Citrus Park Dr.



Issue 5

Assigned To: Pine Lake

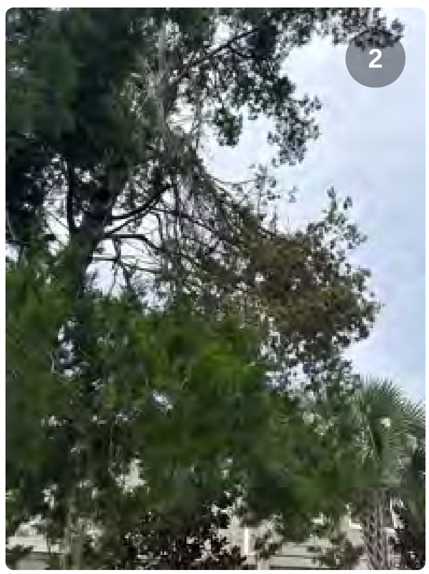
Asking when the drip lines will be redirected that are over the drains on Citrus Park Dr.

Issue 6

Assigned To: Pine Lake

Noting a couple dead hanging branches in the Cedar trees on Citrus Park Dr.

1



2

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

john fowler

Park Place CDD
11740 Casa Lago Lane
tampa, Florida 33607

Estimate #542

Sent on	Sep 03, 2026
Total	**$350.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Park Place Cotswold Dock Repairs Remove and replace one damaged deck board on the dock. Reinforce and resecure the railing system by installing additional fasteners at the railing corners to restore structural stability and ensure safe use. Tighten and secure any loose railing boards and inspect all accessible fasteners, tightening or replacing loose hardware as necessary. The cost includes all labor, materials, equipment, and mobilization required to complete the repairs and return the dock to a safe and serviceable condition.	1	$350.00	$350.00

Total	**$350.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ______________________ **Date:** ______________

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

john fowler
Park Place CDD
11740 Casa Lago Lane
tampa, Florida 33607

Estimate #543

Sent on	Sep 03, 2026
Total	**$650.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Pressure wash the entire dock and associated walkway to remove accumulated debris, algae, mold, mildew, and bird droppings. Work includes all necessary labor, equipment, mobilization, and materials required to thoroughly clean the surfaces and restore the dock and walkway to a clean and presentable condition. Cost Includes: Mobilization to and from the site Labor and equipment required to complete the work Pressure washing of the entire dock and walkway Removal of debris, algae, mold, mildew, and bird droppings All materials necessary to complete the project	1	$650.00	$650.00

Total **$650.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Nate Montagna
Park Place CDD
11740 Casa Lago Ln
Tampa, Florida 33626

Estimate #550

Sent on	Sep 09, 2026
Total	**$528.00**

Product/Service	Description	Qty.	Unit Price	Total
Sidewalk Grinds	Sidewalk Grinding Mechanically grind raised or uneven concrete edges at designated sidewalk locations. Feather the concrete surface to create a smooth transition between adjoining sidewalk panels. Remove the minimum amount of concrete necessary to eliminate the identified vertical displacement. Grinding will be performed only where existing concrete conditions allow the hazard to be safely corrected without requiring panel replacement. Areas with excessive displacement, cracking, deterioration, or structural failure may be recommended for replacement rather than grinding. Safety & Pedestrian Control Utilize cones, barricades, or other appropriate controls to protect pedestrians during active work. Maintain safe access around the work area whenever practical. Work areas will not be left in an unsafe condition during or after operations.	11	$48.00	$528.00

Total **$528.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Nate Montagna
Park Place CDD
11740 Casa Lago Ln
Tampa, Florida 33626

Estimate #551

Sent on	Sep 09, 2026
Total	**$528.00**

Product/Service	Description	Qty.	Unit Price	Total
Sidewalk Grinds	Sidewalk Grinding Mechanically grind raised or uneven concrete edges at designated sidewalk locations. Feather the concrete surface to create a smooth transition between adjoining sidewalk panels. Remove the minimum amount of concrete necessary to eliminate the identified vertical displacement. Grinding will be performed only where existing concrete conditions allow the hazard to be safely corrected without requiring panel replacement. Areas with excessive displacement, cracking, deterioration, or structural failure may be recommended for replacement rather than grinding. Safety & Pedestrian Control Utilize cones, barricades, or other appropriate controls to protect pedestrians during active work. Maintain safe access around the work area whenever practical. Work areas will not be left in an unsafe condition during or after operations.	11	$48.00	$528.00

Total **$528.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

Nate Montagna
Park Place CDD
11740 Casa Lago Ln
Tampa, Florida 33626

Estimate #552

Sent on	Sep 09, 2026
Total	**$624.00**

Product/Service	Description	Qty.	Unit Price	Total
Sidewalks grinds	Sidewalk Grinding Highland Park Mechanically grind raised or uneven concrete edges at designated sidewalk locations. Feather the concrete surface to create a smooth transition between adjoining sidewalk panels. Remove the minimum amount of concrete necessary to eliminate the identified vertical displacement. Grinding will be performed only where existing concrete conditions allow the hazard to be safely corrected without requiring panel replacement. Areas with excessive displacement, cracking, deterioration, or structural failure may be recommended for replacement rather than grinding. Safety & Pedestrian Control Utilize cones, barricades, or other appropriate controls to protect pedestrians during active work. Maintain safe access around the work area whenever practical. Work areas will not be left in an unsafe condition during or after operations.	13	$48.00	$624.00

Total **$624.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ____________________ **Date:** ____________

INFRAMARK

HIGHLAND PARK

SIDEWALK PANEL REPLACEMENT

Turnkey Labor + Material Proposal

CLIENT	PROJECT BASIS	PROPOSAL DATE
HIGHLAND PARK	**INFRAMARK SIDEWALK INSPECTION SEPTEMBER 9, 2026**	**SEPTEMBER 9, 2026**

22 PANELS	~550 SF	$9,350
IDENTIFIED FOR REPLACEMENT	ESTIMATED REPLACEMENT AREA	TOTAL INVESTMENT

Turnkey replacement of the concrete panels identified in the September 9 inspection report.

PROJECT DELIVERY SEQUENCE

DEMO

HAUL OFF

PREP / GRADE

FORM

POUR

FINISH

PROJECT SNAPSHOT

September 9, 2026 Inframark sidewalk inspection - replacement scope for **Highland Park**. This proposal addresses replacement panels only; grinding locations remain outside this contracted scope.

22	~550 SF	11	EXCLUDED
PANELS	EST. AREA	REPORT ITEMS	GRINDING

INSPECTION SNAPSHOT

ITEM 7 - CANOPY DR

ITEM 20 - SOUTH MOBLEY

ITEM 24 - SOUTH MOBLEY

FIELD SNAPSHOT NOTE

Inspection Item 17 at the Pump Room Community Park states that panel replacement is needed in order to remove the root completely. This proposal includes the listed panel replacement only; tree/root removal or arborist work is excluded unless separately authorized.

DETAILED SCOPE OF WORK

Inframark proposes to furnish the labor, materials, equipment, concrete, and closeout necessary to replace the **22 identified sidewalk panels** at **Highland Park**, representing an estimated **550 SF** of replacement area. The work is organized below in the same sequence the field crew will execute it. Grinding is excluded and will be handled separately by Inframark.

1 DEMO

Field-verify each replacement panel and establish a controlled work area. Saw-cut where required, then remove the designated failed panel while protecting adjacent concrete and improvements intended to remain.

2 HAUL OFF

Load the demolished concrete and normal debris generated by the work. Haul material off-site and dispose of it so each location remains clean, organized, and ready for reconstruction.

3 PREP / GRADE

Clean the exposed panel footprint, trim the subgrade, make normal localized grade corrections, and compact the base as needed to create stable support and match surrounding sidewalk elevations.

4 FORM

Set forms to field-verified dimensions and align the replacement with existing sidewalk edges, adjacent elevations, and joint lines. Protect adjoining concrete, turf, irrigation, and improvements to remain.

5 POUR

Place new concrete within the prepared and formed panel footprint. Consolidate and strike the concrete to the required sidewalk profile, maintaining clean transitions at existing tie-ins and pedestrian alignment.

6 FINISH

Apply a uniform pedestrian broom finish and coordinate control/joint lines with surrounding panels where practical. Remove forms, dress disturbed edges, clean the work area, and perform final quality-control closeout.

REPLACEMENT LOCATION SCHEDULE

The schedule below is taken directly from the September 9, 2026 Inframark sidewalk inspection and lists only locations identified for panel replacement. Grinding-only locations are intentionally omitted from the contracted replacement scope.

INSPECTION ITEM	LOCATION / REPORT DESCRIPTION	PANELS	EST. SF
3	Across From The Community Park	1	25
4	Gate Entrance The Manors	1	25
6	14620 Canopy Dr	1	25
7	Across From 14619 Canopy Dr - three panel replacements	3	75
8	14632 Canopy Dr	1	25
10	14743 Canopy Dr - two panel replacements	2	50
17	Pump Room Community Park - panel replacement needed to allow root removal	1	25
20	Dentist Office South Mobley - four panel replacements	4	100
22	Dentist Office South Mobley - two panel replacements	2	50
23	Dentist Office South Mobley - panel replacement	1	25
24	Dentist Office South Mobley - five panel replacements	5	125

SCHEDULE TOTAL **22 PANELS | APPROX. 550 SF**

FIELD CONDITION NOTE

Inspection Item 17 at the Pump Room Community Park states that panel replacement is needed in order to remove the root completely.

Estimated area uses approximately 25 SF per listed panel for proposal quantity purposes; field dimensions govern actual replacement geometry.

PROJECT INVESTMENT

SIDEWALK PANEL REPLACEMENT PACKAGE

Turnkey demolition, haul-off, preparation, forming, concrete placement, finishing & closeout

$9,350.00

PROJECT COORDINATION

Pricing includes normal mobilization and the six-step replacement sequence described in this proposal: demolition, haul-off, base preparation/grade correction, forming, concrete placement, and finishing/closeout. Work will be sequenced to maintain controlled pedestrian areas and minimize disruption to residents and community operations.

ASSUMPTIONS & EXCLUSIONS

- Proposal quantity is based on 22 listed replacement panels and approximately 550 SF, using approximately 25 SF per panel for estimating purposes. Final panel dimensions will be field-verified before demolition.
- Concrete grinding locations shown in the inspection report are excluded from this proposal and will be handled separately by Inframark.
- Pricing assumes adjacent sidewalk designated to remain is serviceable and can be used as the elevation and alignment reference for the replacement work.
- Inspection Item 17 is priced as one panel replacement. Tree/root removal or arborist work is excluded unless separately authorized and coordinated before final concrete placement.
- Normal localized subgrade preparation is included. Extensive unsuitable-soil removal, major base reconstruction, dewatering, buried obstructions, or concealed conditions are excluded unless separately authorized.
- Permit fees, engineering, surveying, testing, utility relocation, asphalt work, and restoration outside the immediately disturbed work area are excluded unless specifically authorized.
- Material changes to replacement quantities, panel dimensions, site access, or field conditions may require written authorization before additional work proceeds.

WARRANTY & CLOSEOUT

Inframark warrants workmanship for six (6) months from substantial completion. Completed replacement areas will receive standard cleanup and a final quality-control review prior to closeout.

ACCEPTANCE & AUTHORIZATION

CLIENT	HIGHLAND PARK
PROJECT	SIDEWALK PANEL REPLACEMENT
INVESTMENT	$9,350.00

AUTHORIZATION

By signing below, the authorized representative accepts the scope of work and project investment stated in this proposal and authorizes Inframark to proceed in accordance with the proposal terms, assumptions, exclusions, and warranty.

AUTHORIZED REPRESENTATIVE

TITLE

SIGNATURE

DATE

Signing confirms authorization to proceed and acceptance of the proposal dated September 9, 2026.

SIDEWALK PANEL REPLACEMENT SCOPE OF WORK

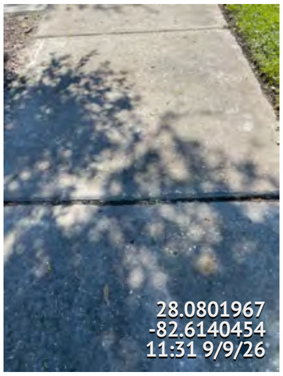
HIGHLAND PARK SIDEWALK INSPECTION

Wednesday, September 9, 2026

Prepared For Board Of Directors

24 Items Identified

Gabe Montagna
Inframark



Item 1- Across From The Community Park

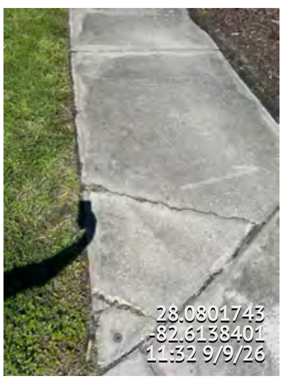
Assigned To Inframark

Grind

Item 2- Across From The Community Park

Assigned To Inframark

Grind



Item 3- Across From The Community Park

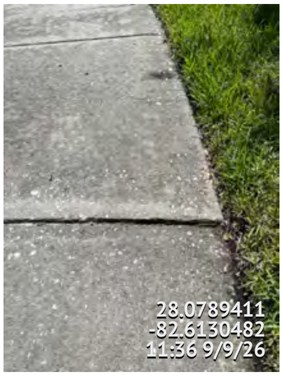
Assigned To Inframark

Replace

Item 4- Gate Entrance The Manors

Assigned To Inframark

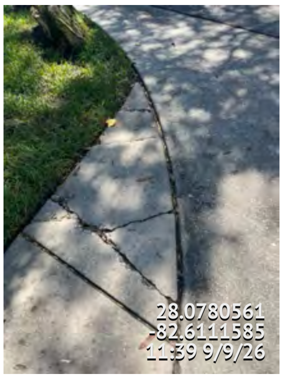
Replace



Item 5- Gate Entrance The Manors

Assigned To Inframark

Grind



Item 6- 14620 Canopy Dr

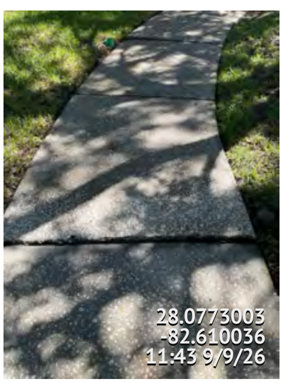
Assigned To Inframark

Replace

Item 7- Across From 14619 Canopy Dr

Assigned To Inframark

Three panel replacements



Item 8- 14632 Canopy Dr

Assigned To Inframark

Replace

Item 9- 14632 Canopy Dr

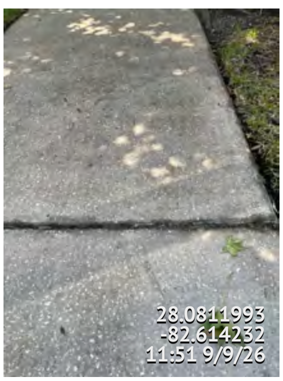
Assigned To Inframark

Grind

Item 10- 14743 Canopy Dr

Assigned To Inframark

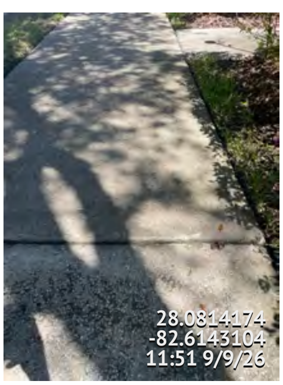
Two panel replacements



Item 11- 14745 Canopy Dr

Assigned To Inframark

Grind



Item 12- 14751 Canopy Dr

Assigned To Inframark

Grind

Item 13- 14751 Canopy Dr

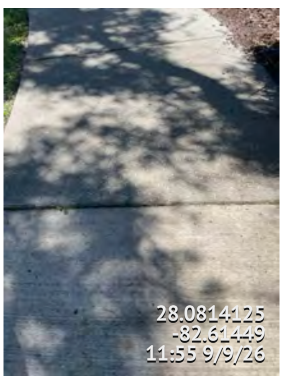
Assigned To Inframark

Grind

Item 14- 14755 Canopy Dr

Assigned To Inframark

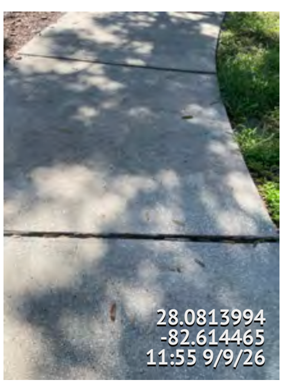
Grind



Item 15- Pump Room Community Park

Assigned To Inframark

Grind



Item 16- Pump Room Community Park

Assigned To Inframark

Grind

Item 17- Pump Room Community Park

Assigned To Inframark

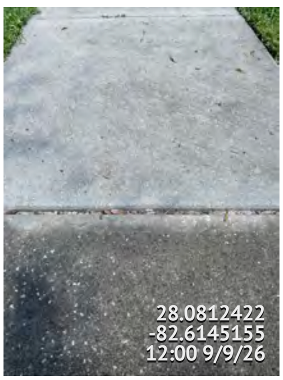
Panel replacement is needed in order to remove the root completely.

Panel replacement

Item 18- Pump Room Community Park

Assigned To Inframark

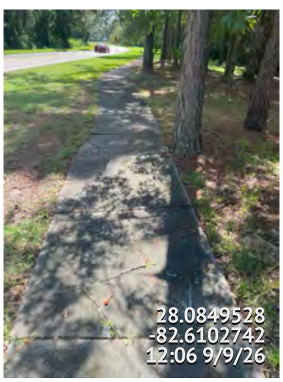
Grind



Item 19- Pump Room Community Park

Assigned To Inframark

Grind



Item 20- Dentist Office South Mobley

Assigned To Inframark

4 panel replacements

Item 21- Dentist Office South Mobley

Assigned To Inframark

Grind

Item 22- Dentist Office South Mobley

Assigned To Inframark

Two panel replacements

Item 23- Dentist Office South Mobley

Assigned To Inframark

Panel replacement

Item 24- Dentist Office South Mobley

Assigned To Inframark

5 panel replacements

MANDOLIN ESTATES

SIDEWALK PANEL REPLACEMENT

Turnkey Labor + Material Proposal

CLIENT	PROJECT BASIS	PROPOSAL DATE
MANDOLIN ESTATES	INFRAMARK SIDEWALK INSPECTION SEPTEMBER 9, 2026	SEPTEMBER 9, 2026

20 PANELS	~500 SF	$8,500
IDENTIFIED FOR REPLACEMENT	ESTIMATED REPLACEMENT AREA	TOTAL INVESTMENT

Turnkey replacement of the concrete panels identified in the September 9 inspection report.

PROJECT DELIVERY SEQUENCE

DEMO

HAUL OFF

PREP / GRADE

FORM

POUR

FINISH

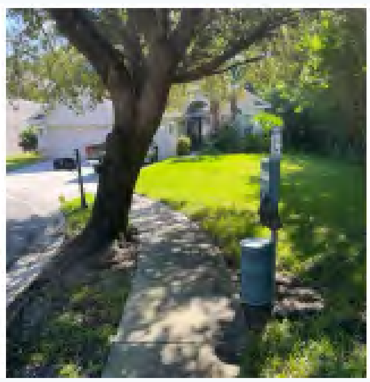
PROJECT SNAPSHOT

September 9, 2026 Inframark sidewalk inspection - replacement scope for **Mandolin Estates**. This proposal addresses replacement panels only; grinding locations remain outside this contracted scope.

20	~500 SF	14	EXCLUDED
PANELS	EST. AREA	REPORT ITEMS	GRINDING

INSPECTION SNAPSHOT

ITEM 1 - MINARET DR



ITEM 16 - TREE-AFFECTED AREA

ITEM 18 - RENAISSANCE VIEW CT

FIELD SNAPSHOT NOTE

Inspection Item 16 identifies six panels between 11602 and 11601 Renaissance View Ct that are being affected by a tree. The inspection states the tree must be removed before those six panel replacements are completed. Tree removal is not included in this proposal.

DETAILED SCOPE OF WORK

Inframark proposes to furnish the labor, materials, equipment, concrete, and closeout necessary to replace the **20 identified sidewalk panels** at **Mandolin Estates**, representing an estimated **500 SF** of replacement area. The work is organized below in the same sequence the field crew will execute it. Grinding is excluded and will be handled separately by Inframark.

1 DEMO

Field-verify each replacement panel and establish a controlled work area. Saw-cut where required, then remove the designated failed panel while protecting adjacent concrete and improvements intended to remain.

2 HAUL OFF

Load the demolished concrete and normal debris generated by the work. Haul material off-site and dispose of it so each location remains clean, organized, and ready for reconstruction.

3 PREP / GRADE

Clean the exposed panel footprint, trim the subgrade, make normal localized grade corrections, and compact the base as needed to create stable support and match surrounding sidewalk elevations.

4 FORM

Set forms to field-verified dimensions and align the replacement with existing sidewalk edges, adjacent elevations, and joint lines. Protect adjoining concrete, turf, irrigation, and improvements to remain.

5 POUR

Place new concrete within the prepared and formed panel footprint. Consolidate and strike the concrete to the required sidewalk profile, maintaining clean transitions at existing tie-ins and pedestrian alignment.

6 FINISH

Apply a uniform pedestrian broom finish and coordinate control/joint lines with surrounding panels where practical. Remove forms, dress disturbed edges, clean the work area, and perform final quality-control closeout.

REPLACEMENT LOCATION SCHEDULE

The schedule below is taken directly from the September 9, 2026 Inframark sidewalk inspection and lists only locations identified for panel replacement. Grinding-only locations are intentionally omitted from the contracted replacement scope.

INSPECTION ITEM	LOCATION / REPORT DESCRIPTION	PANELS	EST. SF
1	11301 Minaret Dr - two panel replacements	2	50
2	11303 Minaret Dr	1	25
4	11401 Minaret Dr	1	25
5	11401 Minaret Dr	1	25
9	Across From 11401 Minaret Dr	1	25
11	11648 Renaissance View Ct	1	25
12	11644 Renaissance View Ct	1	25
15	Across From 11621 Renaissance View Cr (per inspection report)	1	25
16	11602/11601 Renaissance View Ct - six panels after tree removal	6	150
17	11601 Renaissance View Ct	1	25
18	11617 Renaissance View Ct	1	25
19	11639 Renaissance View Ct	1	25
20	11643 Renaissance View Ct	1	25
21	11651 Renaissance View Ct	1	25

SCHEDULE TOTAL **20 PANELS | APPROX. 500 SF**

FIELD CONDITION NOTE

Inspection Item 16 states that the tree located between 11602 and 11601 Renaissance View Ct is affecting six panels and must be removed before those six panel replacements are completed.

Estimated area uses approximately 25 SF per listed panel for proposal quantity purposes; field dimensions govern actual replacement geometry.

PROJECT INVESTMENT

SIDEWALK PANEL REPLACEMENT PACKAGE

Turnkey demolition, haul-off, preparation, forming, concrete placement, finishing & closeout

$8,500.00

PROJECT COORDINATION

Pricing includes normal mobilization and the six-step replacement sequence described in this proposal: demolition, haul-off, base preparation/grade correction, forming, concrete placement, and finishing/closeout. Work will be sequenced to maintain controlled pedestrian areas and minimize disruption to residents and community operations.

ASSUMPTIONS & EXCLUSIONS

- Proposal quantity is based on 20 listed replacement panels and approximately 500 SF, using approximately 25 SF per panel for estimating purposes. Final panel dimensions will be field-verified before demolition.
- Concrete grinding locations shown in the inspection report are excluded from this proposal and will be handled separately by Inframark.
- Pricing assumes adjacent sidewalk designated to remain is serviceable and can be used as the elevation and alignment reference for the replacement work.
- For Inspection Item 16 at 11602/11601 Renaissance View Ct, tree removal is not included and must be completed before the six affected panels are replaced.
- Normal localized subgrade preparation is included. Extensive unsuitable-soil removal, major base reconstruction, dewatering, buried obstructions, or concealed conditions are excluded unless separately authorized.
- Permit fees, engineering, surveying, testing, utility relocation, asphalt work, and restoration outside the immediately disturbed work area are excluded unless specifically authorized.
- Material changes to replacement quantities, panel dimensions, site access, or field conditions may require written authorization before additional work proceeds.

WARRANTY & CLOSEOUT

Inframark warrants workmanship for six (6) months from substantial completion. Completed replacement areas will receive standard cleanup and a final quality-control review prior to closeout.

ACCEPTANCE & AUTHORIZATION

CLIENT	MANDOLIN ESTATES
PROJECT	SIDEWALK PANEL REPLACEMENT
INVESTMENT	$8,500.00

AUTHORIZATION

By signing below, the authorized representative accepts the scope of work and project investment stated in this proposal and authorizes Inframark to proceed in accordance with the proposal terms, assumptions, exclusions, and warranty.

AUTHORIZED REPRESENTATIVE

TITLE

SIGNATURE

DATE

Signing confirms authorization to proceed and acceptance of the proposal dated September 9, 2026.

SIDEWALK PANEL REPLACEMENT SCOPE OF WORK

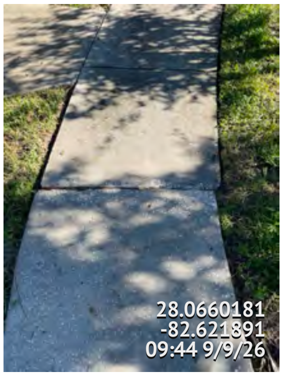
MANDOLIN ESTATES SIDEWALK INSPECTION

Wednesday, September 9, 2026

Prepared For Board Of Directors

21 Items Identified

Gabe Montagna
Inframark



Item 1- 11301 Minaret Dr

Assigned To Inframark

Two panel replacements

Item 2- 11303 Minaret Dr

Assigned To Inframark

Replace

Item 3- 11305 Minaret Dr

Assigned To Inframark

Grind

Item 4- 11401 Minaret Dr

Assigned To Inframark

Replace

Item 5- 11401 Minaret Dr

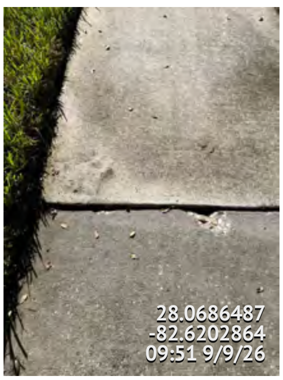
Assigned To Inframark

Replace

Item 6- 11403 Minaret Dr

Assigned To Inframark

Grind



Item 7- Across From 11401 Minaret Dr

Assigned To Inframark

Grind

Item 8- Across From 11401 Minaret Dr

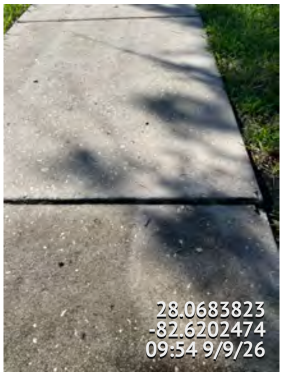
Assigned To Inframark

Grind

Item 9- Across From 11401 Minaret Dr

Assigned To Inframark

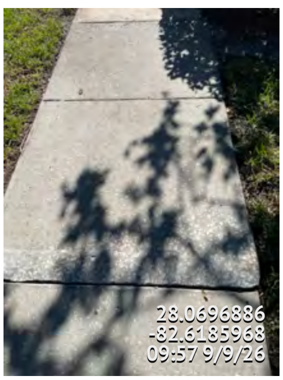
Replace



Item 10- 11403 Minaret Dr

Assigned To Inframark

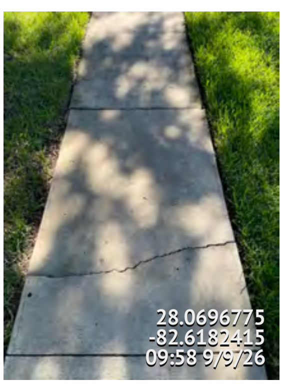
Grind



Item 11- 11648 Renaissance View Ct

Assigned To Inframark

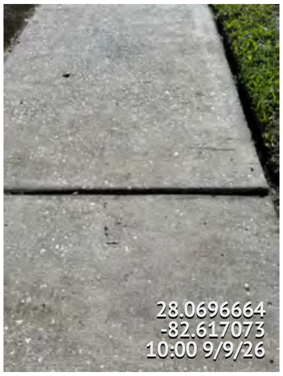
Replace



Item 12- 11644 Renaissance View Ct

Assigned To Inframark

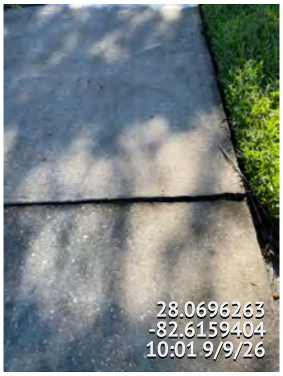
Replace



Item 13- 11632 Renaissance View Ct

Assigned To Inframark

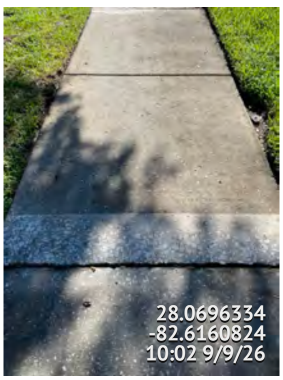
Grind



Item 14- Across From 11621 Renaissance View Ct

Assigned To Inframark

Grind



Item 15- Across From 11621 Renaissance View Cr

Assigned To Inframark

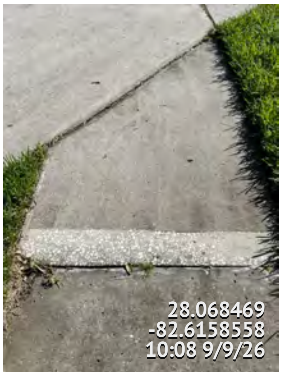
Replace

Item 16- 11602/ 11601 Renaissance View Ct

Assigned To Inframark

Tree located between 11602 and 11601 needs to be removed. The tree is affecting 6 panels causing them to shift, crack, and lift.

6 panel replacements after the tree is removed.



Item 17- 11601 Renaissance View Ct

Assigned To Inframark

Panel replacement

Item 18- 11617 Renaissance View Ct

Assigned To Inframark

Replace

Item 19- 11639 Renaissance View Ct

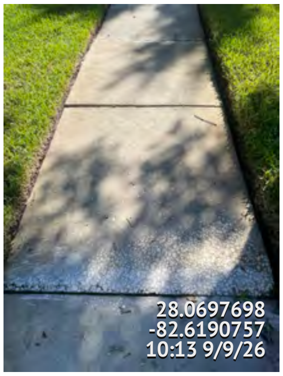
Assigned To Inframark

Replace

Item 20- 11643 Renaissance View Ct

Assigned To Inframark

Replace



Item 21- 11651 Renaissance View Ct

Assigned To Inframark

Replace

INFRAMARK

MANDOLIN RESERVE

SIDEWALK PANEL REPLACEMENT

Turnkey Labor + Material Proposal

CLIENT	PROJECT BASIS	PROPOSAL DATE
MANDOLIN RESERVE	**INFRAMARK SIDEWALK INSPECTION SEPTEMBER 9, 2026**	**SEPTEMBER 9, 2026**

4 PANELS	**~100 SF**	**$1,700**
IDENTIFIED FOR REPLACEMENT	ESTIMATED REPLACEMENT AREA	TOTAL INVESTMENT

Turnkey replacement of the concrete panels identified in the September 9 inspection report.

PROJECT DELIVERY SEQUENCE

DEMO

HAUL OFF

PREP / GRADE

FORM

POUR

FINISH

PROJECT SNAPSHOT

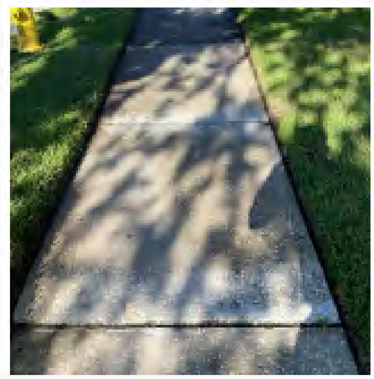
September 9, 2026 Inframark sidewalk inspection - replacement scope for **Mandolin Reserve**. This proposal addresses replacement panels only; grinding locations remain outside this contracted scope.

4	**~100 SF**	**4**	**EXCLUDED**
PANELS	EST. AREA	REPORT ITEMS	GRINDING

INSPECTION SNAPSHOT

ITEM 1 - CAVALIER PL


ITEM 5 - GREENSLEEVE AVE


ITEM 14 - BLACKSMITH DR

FIELD SNAPSHOT NOTE

Replacement panels will be field-verified before demolition. Existing adjacent sidewalk intended to remain will be protected, and final panel dimensions/elevations will be matched to field conditions. Grinding-only items from the inspection are not included.

DETAILED SCOPE OF WORK

Inframark proposes to furnish the labor, materials, equipment, concrete, and closeout necessary to replace the **4 identified sidewalk panels** at **Mandolin Reserve**, representing an estimated **100 SF** of replacement area. The work is organized below in the same sequence the field crew will execute it. Grinding is excluded and will be handled separately by Inframark.

1 DEMO

Field-verify each replacement panel and establish a controlled work area. Saw-cut where required, then remove the designated failed panel while protecting adjacent concrete and improvements intended to remain.

2 HAUL OFF

Load the demolished concrete and normal debris generated by the work. Haul material off-site and dispose of it so each location remains clean, organized, and ready for reconstruction.

3 PREP / GRADE

Clean the exposed panel footprint, trim the subgrade, make normal localized grade corrections, and compact the base as needed to create stable support and match surrounding sidewalk elevations.

4 FORM

Set forms to field-verified dimensions and align the replacement with existing sidewalk edges, adjacent elevations, and joint lines. Protect adjoining concrete, turf, irrigation, and improvements to remain.

5 POUR

Place new concrete within the prepared and formed panel footprint. Consolidate and strike the concrete to the required sidewalk profile, maintaining clean transitions at existing tie-ins and pedestrian alignment.

6 FINISH

Apply a uniform pedestrian broom finish and coordinate control/joint lines with surrounding panels where practical. Remove forms, dress disturbed edges, clean the work area, and perform final quality-control closeout.

REPLACEMENT LOCATION SCHEDULE

The schedule below is taken directly from the September 9, 2026 Inframark sidewalk inspection and lists only locations identified for panel replacement. Grinding-only locations are intentionally omitted from the contracted replacement scope.

INSPECTION ITEM	LOCATION / REPORT DESCRIPTION	PANELS	EST. SF
1	11222 Cavalier PL	1	25
5	11602 Greensleeve Ave	1	25
14	11239 Blacksmith Dr	1	25
15	11249 Blacksmith Dr	1	25

SCHEDULE TOTAL **4 PANELS | APPROX. 100 SF**

Estimated area uses approximately 25 SF per listed panel for proposal quantity purposes; field dimensions govern actual replacement geometry.

PROJECT INVESTMENT

SIDEWALK PANEL REPLACEMENT PACKAGE

Turnkey demolition, haul-off, preparation, forming, concrete placement, finishing & closeout

$1,700.00

PROJECT COORDINATION

Pricing includes normal mobilization and the six-step replacement sequence described in this proposal: demolition, haul-off, base preparation/grade correction, forming, concrete placement, and finishing/closeout. Work will be sequenced to maintain controlled pedestrian areas and minimize disruption to residents and community operations.

ASSUMPTIONS & EXCLUSIONS

- Proposal quantity is based on 4 listed replacement panels and approximately 100 SF, using approximately 25 SF per panel for estimating purposes. Final panel dimensions will be field-verified before demolition.
- Concrete grinding locations shown in the inspection report are excluded from this proposal and will be handled separately by Inframark.
- Pricing assumes adjacent sidewalk designated to remain is serviceable and can be used as the elevation and alignment reference for the replacement work.
- Normal localized subgrade preparation is included. Extensive unsuitable-soil removal, major base reconstruction, dewatering, buried obstructions, or concealed conditions are excluded unless separately authorized.
- Permit fees, engineering, surveying, testing, utility relocation, asphalt work, and restoration outside the immediately disturbed work area are excluded unless specifically authorized.
- Material changes to replacement quantities, panel dimensions, site access, or field conditions may require written authorization before additional work proceeds.

WARRANTY & CLOSEOUT

Inframark warrants workmanship for six (6) months from substantial completion. Completed replacement areas will receive standard cleanup and a final quality-control review prior to closeout.

ACCEPTANCE & AUTHORIZATION

CLIENT	MANDOLIN RESERVE
PROJECT	SIDEWALK PANEL REPLACEMENT
INVESTMENT	$1,700.00

AUTHORIZATION

By signing below, the authorized representative accepts the scope of work and project investment stated in this proposal and authorizes Inframark to proceed in accordance with the proposal terms, assumptions, exclusions, and warranty.

AUTHORIZED REPRESENTATIVE

TITLE

SIGNATURE

DATE

Signing confirms authorization to proceed and acceptance of the proposal dated September 9, 2026.

SIDEWALK PANEL REPLACEMENT SCOPE OF WORK

MANDOLIN RESERVE SIDEWALK INSPECTION

Wednesday, September 9, 2026

Prepared For Board Of Directors

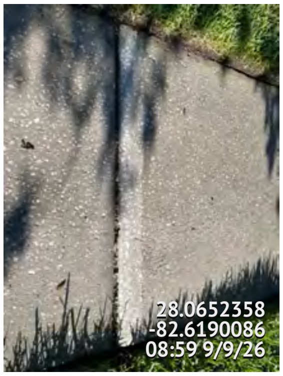
15 Items Identified

Gabe Montagna
Inframark

Item 1- 11222 Cavalier PL

Assigned To Inframark

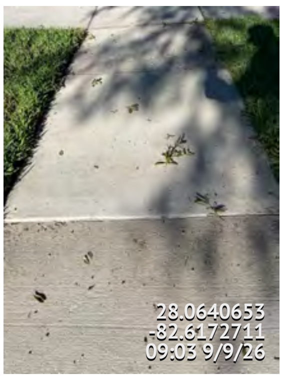
Replace



Item 2- 11226 Cavalier Pl

Assigned To Inframark

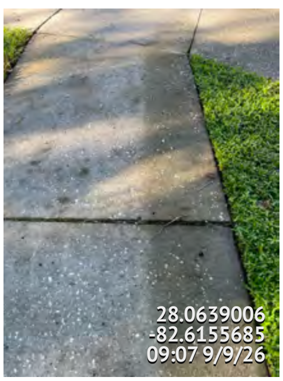
Grind one more time



Item 3- 11624 Greensleeve Ave

Assigned To Inframark

Grind



Item 4- 11602 Greensleeve Ave

Assigned To Inframark

Grind

Item 5- 11602 Greensleeve Ave

Assigned To Inframark

Replace

Item 6- 11602 Greensleeve Ave

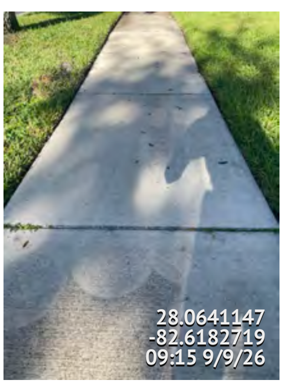
Assigned To Inframark

Grind

Item 7- 11605 Greensleeve Ave

Assigned To Inframark

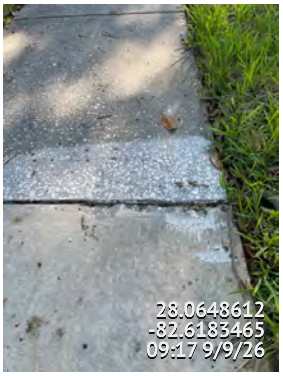
Grind



Item 8- 11635 Greensleeve Ave

Assigned To Inframark

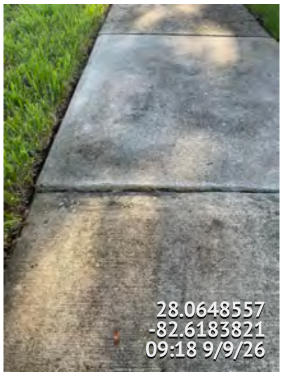
Grind



Item 9- 11614 WhiteRook Ct

Assigned To Inframark

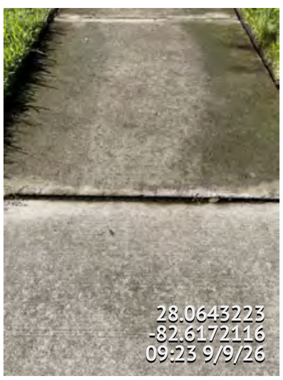
Grind one more time



Item 10- 11611 WhiteRook Ct

Assigned To Inframark

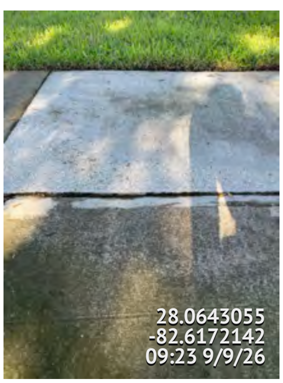
Grind



Item 11- Across 11201 Blacksmith DR

Assigned To Inframark

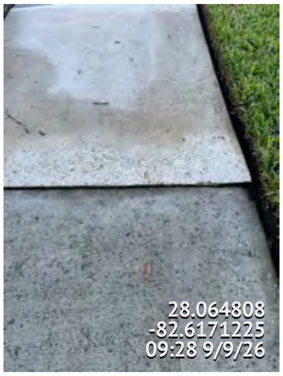
Grind



Item 12- Crosswalk Across From 11201 Blacksmith Dr

Assigned To Inframark

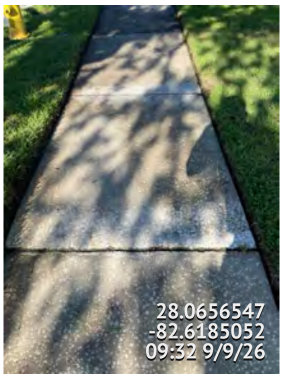
Grind one more time



Item 13- 11207 Blacksmith Dr

Assigned To Inframark

Grind



Item 14- 11239 Blacksmith Dr

Assigned To Inframark

Replace

Item 15- 11249 Blacksmith Dr

Assigned To Inframark

Replace

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com | www.inframark.com/maintenance

RECIPIENT:

john fowler
Park Place CDD
11740 Casa Lago Lane
tampa, Florida 33607

Estimate #556

Sent on	Sep 10, 2026
Total	**$225.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Smoke Damage Repair – Men's Restroom at Playground Provide labor and materials to touch up and repaint affected areas within the men's restroom at the playground due to fire-related vandalism. Scope includes surface preparation, stain blocking as needed, and application of matching paint to cover smoke damage, soot, and discoloration. Cost includes mobilization, labor, materials, and cleanup upon completion. The objective is to restore the appearance of the restroom and eliminate visible evidence of smoke staining.	1	$225.00	$225.00

Total **$225.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: ______________________ **Date:** ______________


12:03 PM
Sep 09, 2026
Wed
Ecclesia Dr, Tampa FL 33626
E41YTHB966ELDG Timemark Verified
Photo by
Timemark

Proposal #9821

Park Place CDD Palm Removal and Limb Removals 9.10.26

Date 9/10/2026

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

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Park Place CDD Palm Removal and Limb Removals 9.10.26

Mandolin Reserve: Flush Cut 2 Dead Palms at entrance

Windsor: Remove broke branches on Pine Tree

Tree Work

Palm Flush cut and Limb Removals

Items	Quantity	Unit
Tree work	1.00	EA

Palm Flush cut and Limb Removals : $2,574.00

PROJECT TOTAL: **$2,574.00**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By	Roger Chatleain (signature)	**By**	
	Roger Chatleain		**Park Place CDD**
Date	9/10/2026	**Date**	
	Pine Lake Services, LLC		

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Park Place Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Park Place Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Park Place Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $6,500 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Park Place Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau
____
Antonio J. Grau

RESPONSE:

DocuSigned by:

This letter correctly sets forth the understanding of Park Place Community Development District.

By: Cathy Powell
BEF1BAE3895D4E4...

Title: Chairman

Date: 8/20/2026

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829