INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Park Place
Community Development District

October 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 240 050 394 490 78 PASSCODE: iq3fw2pb

HTTPS://TEAMS.MICROSOFT.COM/MEET/24005039449078?P=EKFF2YHUKUTXFKPXZO

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

The Regular Meeting of the Park Place Community Development District will be held on October 21, 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/24005039449078?p=EKFF2YHUKutXfKpXzo

Meeting ID: 240 050 394 490 78 Passcode: iq3fw2pb

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. September 2026 Financial Statements and Check Register……....Page 4

   ii. Operations and Maintenances Expenditures for September 2026……..Page 25

   iii. Review of Financial Snapshot for the Month of October 2026……..Page 62

   iv. Review of the Cash Flow Analysis for the Month of October 2026……...Page 63

   B. Consideration of Minutes from the Meeting Held on September 19, 2026……..Page 64

   C. Aquatics Report……Page 73

   D. Landscape Report

   i. Field Inspection Reports

   a. Highland Park CDD October 2026 Field Inspection Report……...……...Page 84

   b. Mandolin Estates October 2026 Field Inspection Report……...……...Page 97

   c. Mandolin Reserve October 2026 Field Inspection Report…….Page 102

   d. Windsor Place October 2026 Field Inspection Report……...Page 107

   E. District Engineer

F. District Counsel

G. District Manager

5. BUSINESS ITEMS

A. Consideration of Pine Lake Irrigation Wire Tracking Proposal #9906……..…….Page 111

B. Consideration of Inframark Proposal Monument Fascia Replacement & Painting…….……Page 124

C. Consideration of Inframark Proposal Sidewalk Panel Demolition & Optional Sod Restoration……....Page 126

D. Consideration of Pine Lake Highland Park Bus Stop Landscape Enhancement Proposal #9960……...Page 127

E. Consideration of Tampa Cleaning Dog Waste Station Maintenance Proposal……...Page 130

F. Ratification of Corex Construction Oak Tree Removal and Elm Replacement Proposal……..……..Page 132

G. Ratification of Inframark Sidewalk Repair Proposals…….Page 135

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 November 18, 2026, at 11:00 a.m.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Park Place Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	TOTAL
ASSETS								
Cash - Checking Account	$ 413,524	$ -	$ -	$ -	$ -	$ -	$ -	$ 413,524
Accounts Receivable	5,091	-	-	-	-	-	-	5,091
Accounts Receivable - Other	327	-	-	-	-	-	-	327
Due From Other Funds	106,997	-	-	-	-	-	-	106,997
Investments:								
Acquisition & Construction Account	-	-	-	1,450	122,447	-	-	123,897
Interest Account	-	7	-	-	-	-	-	7
Revenue Fund	-	103,759	127,699	-	-	-	-	231,458
Prepaid Items	15,724	-	-	-	-	-	-	15,724
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	**$ 541,663**	**$ 103,766**	**$ 127,699**	**$ 1,450**	**$ 122,447**	**$ 14,086,199**	**$ 3,902,000**	**$ 18,885,224**
LIABILITIES								
Accounts Payable	$ 20,317	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,317
Accrued Expenses	6,528	-	-	-	-	-	-	6,528
Bonds Payable	-	-	-	-	-	-	3,902,000	3,902,000
Due To Other Funds	-	-	1,731	-	105,266	-	-	106,997
TOTAL LIABILITIES	**26,845**	**-**	**1,731**	**-**	**105,266**	**-**	**3,902,000**	**4,035,842**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021-1 DEBT SERVICE FUND	SERIES 2021-2 DEBT SERVICE FUND	SERIES 2021-1 CAPITAL PROJECTS FUND	SERIES 2021-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Items	15,724	-	-	-	-	-	-	15,724
Deposits	10,777	-	-	-	-	-	-	10,777
Restricted for:								
Debt Service	-	103,766	125,968	-	-	-	-	229,734
Capital Projects	-	-	-	1,450	17,181	-	-	18,631
Assigned to:								
Operating Reserves	250,112	-	-	-	-	-	-	250,112
Unassigned:	238,205	-	-	-	-	14,086,199	-	14,324,404
TOTAL FUND BALANCES	**$ 514,818**	**$ 103,766**	**$ 125,968**	**$ 1,450**	**$ 17,181**	**$ 14,086,199**	**$ -**	**$ 14,849,382**
TOTAL LIABILITIES & FUND BALANCES	**$ 541,663**	**$ 103,766**	**$ 127,699**	**$ 1,450**	**$ 122,447**	**$ 14,086,199**	**$ 3,902,000**	**$ 18,885,224**

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	976	24	97.60%
Utility- Electric	75,000	72,376	2,624	96.50%
Total Utility Services	76,000	73,352	2,648	96.52%
Landscape Services				
Contracts-Aquatic Control	15,500	25,495	(9,995)	164.48%
Storm Drain Maintenance	1,000	-	1,000	0.00%
Contract- Landscape	88,404	113,646	(25,242)	128.55%
Plant Replacement Program	15,000	17,638	(2,638)	117.59%
Irrigation Maintenance	10,000	22,788	(12,788)	227.88%
R&M- Ponds	5,000	863	4,137	17.26%
Capital Reserve	27,000	1,410	25,590	5.22%
Total Landscape Services	161,904	181,840	(19,936)	112.31%
Other Physical Environment				
Gate Phone	5,000	5,466	(466)	109.32%
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	47,031	(14,031)	142.52%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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
TOTAL EXPENDITURES	**277,369**	**306,550**	**(29,181)**	**110.52%**
Excess (deficiency) of revenues Over (under) expenditures	(1,000)	(22,927)	(21,927)	2292.70%
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)	$ (22,927)	$ (19,927)	2292.70%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	6,256	(256)	104.27%
Utility- Electric	12,500	10,076	2,424	80.61%
Total Utility Services	18,500	16,332	2,168	88.28%
Landscape Services				
Park Facility Janitorial	11,400	7,450	3,950	65.35%
Contracts-Aquatic Control	19,500	9,479	10,021	48.61%
Stormwater Assessment	13,000	-	13,000	0.00%
Contract- Landscape Highland Park	105,950	95,393	10,557	90.04%
Contract Landscape- Racetrack Road	17,100	20,626	(3,526)	120.62%
Amenity R&M	4,600	25,575	(20,975)	555.98%
Plant Replacement Program	10,000	7,613	2,387	76.13%
Irrigation Maintenance	20,000	1,845	18,155	9.23%
R&M- Ponds	5,000	3,475	1,525	69.50%
Capital Reserve	21,832	-	21,832	0.00%
Total Landscape Services	228,382	171,456	56,926	75.07%
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	5,578	(2,078)	159.37%
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	3,386	1,614	67.72%
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 September 30, 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	56,330	4,137	93.16%
Reserves				
Misc-Contingency	31,000	17,287	13,713	55.76%
Total Reserves	31,000	17,287	13,713	55.76%
TOTAL EXPENDITURES & RESERVES	**347,583**	**267,586**	**79,997**	**76.98%**
Excess (deficiency) of revenues **Over (under) expenditures**	-	88,896	88,896	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	1,886	114	94.30%
Utility- Electric	5,500	3,430	2,070	62.36%
Streetlights	433	-	433	0.00%
Total Utility Services	7,933	5,316	2,617	67.01%
Landscape Services				
Contracts-Aquatic Control	5,958	2,587	3,371	43.42%
Aquatic Maintenance	2,042	3,120	(1,078)	152.79%
Storm Drain Maintenance	650	9,750	(9,100)	1500.00%
R&M-Other Landscape	500	3,006	(2,506)	601.20%
Contract- Landscape Highland Park	26,000	30,938	(4,938)	118.99%
Contract Landscape- Racetrack Road	6,500	7,735	(1,235)	119.00%
Amenity R&M	2,500	4,458	(1,958)	178.32%
Plant Replacement Program	3,500	942	2,558	26.91%
Miscellaneous Maintenance	500	620	(120)	124.00%
Irrigation Maintenance	8,000	30,747	(22,747)	384.34%
Capital Reserve	4,200	-	4,200	0.00%
Total Landscape Services	60,350	93,903	(33,553)	155.60%
Other Physical Environment				
Park Facility Janitorial	950	1,925	(975)	202.63%
R&M-Fountain	1,000	467	533	46.70%
Sidewalk, Pavement, Signage R&M	3,500	1,718	1,782	49.09%
R&M-Pressure Washing	4,400	74	4,326	1.68%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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
Amenity R&M	1,500	2,045	(545)	136.33%
Decorative Light Maintenance	4,125	-	4,125	0.00%
Total Other Physical Environment	15,475	6,229	9,246	40.25%
TOTAL EXPENDITURES	**86,989**	**107,611**	**(20,622)**	**123.71%**
Excess (deficiency) of revenues Over (under) expenditures	1,000	(17,312)	(18,312)	-1731.20%
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	$ (17,312)	$ (20,312)	-1731.20%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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	$ -	$ 17,977	$ 17,977	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**	**196,838**	**29,218**	**117.43%**
EXPENDITURES				
Administration				
Supervisor Fees	14,000	12,600	1,400	90.00%
ProfServ-Trustee Fees	2,000	1,773	227	88.65%
District Counsel	17,500	5,677	11,823	32.44%
District Engineer	17,500	40,578	(23,078)	231.87%
District Manager	52,500	22,458	30,042	42.78%
Accounting Services	31,000	24,292	6,708	78.36%
Auditing Services	5,500	6,400	(900)	116.36%
Email services	1,500	1,205	295	80.33%
Postage, Phone, Faxes, Copies	300	1,230	(930)	410.00%
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	-	138	(138)	0.00%
Postage and Resident Notices	300	-	300	0.00%
Website Administration	2,845	2,292	553	80.56%
Dues, Licenses, Subscriptions	275	175	100	63.64%
Total Administration	153,620	125,299	28,321	81.56%
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**	**126,597**	**41,023**	**75.53%**
Excess (deficiency) of revenues Over (under) expenditures	-	70,241	70,241	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	4,456	4,456	0.00%
Operating Transfers-Out	-	(4,456)	(4,456)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ -	$ 70,241	$ 70,241	0.00%

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2021-1 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 5,956	$ 5,956	0.00%
Special Assmnts- Tax Collector	266,588	276,606	10,018	103.76%
TOTAL REVENUES	**266,588**	**282,562**	**15,974**	**105.99%**
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	-	14,745	14,745	0.00%
Net change in fund balance	$ -	$ 14,745	$ 14,745	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**89,021**		
FUND BALANCE, ENDING	**$ -**	**$ 103,766**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2021-2 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 7,606	$ 7,606	0.00%
Special Assmnts- Tax Collector	331,426	337,872	6,446	101.94%
TOTAL REVENUES	**331,426**	**345,478**	**14,052**	**104.24%**
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	-	10,189	10,189	0.00%
Net change in fund balance	$ -	$ 10,189	$ 10,189	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**115,779**		
FUND BALANCE, ENDING	**$ -**	**$ 125,968**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2021-1 Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 49	$ 49	0.00%
TOTAL REVENUES	**-**	**49**	**49**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	49	49	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	4,456	4,456	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**4,456**	**4,456**	**0.00%**
Net change in fund balance	$ -	$ 4,505	$ 4,505	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**(3,055)**		
FUND BALANCE, ENDING	**$ -**	**$ 1,450**		

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2021-2 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 4,085	$ 4,085	0.00%
TOTAL REVENUES	**-**	**4,085**	**4,085**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	100,811	(100,811)	0.00%
Total Construction In Progress	-	100,811	(100,811)	0.00%
TOTAL EXPENDITURES	**-**	**100,811**	**(100,811)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(96,726)	(96,726)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(4,456)	(4,456)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(4,456)**	**(4,456)**	**0.00%**
Net change in fund balance	$ -	$ (101,182)	$ (101,182)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**118,363**		
FUND BALANCE, ENDING	**$ -**	**$ 17,181**		

Bank Account Statement

Park Place CDD

Bank Account No.	0309		
Statement No.	09-26	**Statement Date**	09/30/2026

G/L Account No. 101002 Balance	413,523.90	**Statement Balance**	416,503.30
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	416,503.30
Subtotal	413,523.90	**Outstanding Checks**	-2,979.40
Negative Adjustments	0.00	**Ending Balance**	413,523.90
Ending G/L Balance	413,523.90		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/03/2026		JE000900	Supervisor Fees	ADP Wage Pay 260820	1,000.00	1,000.00	0.00
09/30/2026		JE000908	Interest - Investments	Interest Revenue 09/26	1,297.99	1,297.99	0.00
09/22/2026		JE000905	Utility- Electric	ACH Difference on Inv	386.71	386.71	0.00
09/16/2026		JE000904	Utility- Electric	ACH Difference on Inv	14.33	14.33	0.00
09/16/2026		JE000903	Utility- Electric	ACH Difference on Inv	37.92	37.92	0.00
09/16/2026		JE000902	Utility- Electric	ACH Difference on Inv	2.24	2.24	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	23.00	23.00	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	23.00	23.00	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	41.37	41.37	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	535.76	535.76	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	645.18	645.18	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	128.22	128.22	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	295.56	295.56	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	515.97	515.97	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	6.44	6.44	0.00
09/30/2026		JE000909	Payroll Services	Clear Out Outstanding	78.09	78.09	0.00
09/16/2026		JE000910	Utility- Electric	ACH Difference on Inv	2.24	2.24	0.00
09/16/2026		JE000911	Utility- Electric	ACH Difference on Inv	37.92	37.92	0.00
09/16/2026		JE000912	Utility- Electric	ACH Difference on Inv	14.33	14.33	0.00
09/22/2026		JE000913	Utility- Electric	ACH Difference on Inv	386.71	386.71	0.00
Total Deposits					5,472.98	5,472.98	0.00
Checks							
							0.00
04/10/2026	Payment	300054	ADP, INC	Inv: 040326-1870-ACH	-23.00	-23.00	0.00
05/01/2026	Payment	9	ADP, INC	Payment of Invoice 002699	-23.00	-23.00	0.00
06/01/2026	Payment	300071	TECO -ACH	Inv: 052726-0208-ACH	-41.37	-41.37	0.00
06/01/2026	Payment	300072	TECO -ACH	Inv: 052726-1026-ACH	-535.76	-535.76	0.00
06/02/2026	Payment	300074	TECO -ACH	Inv: 052726-5171-ACH	-128.22	-128.22	0.00
06/02/2026	Payment	300075	TECO -ACH	Inv: 052726-2958-ACH	-295.56	-295.56	0.00
06/02/2026	Payment	300076	TECO -ACH	Inv: 052726-9085-ACH	-515.97	-515.97	0.00

Bank Account No. 0309
Statement No. 09-26 **Statement Date** 09/30/2026

06/15/2026	Payment	300078	BOCC - HILLSBOROUGH COUNTY	Inv: 052226-0000	-6.44	-6.44	0.00
06/15/2026	Payment	300079	BOCC - HILLSBOROUGH COUNTY	Inv: 042226-0000	-78.09	-78.09	0.00
06/01/2026	Payment	300093	BOCC - HILLSBOROUGH COUNTY	Inv: 060126-4478-ACH	-645.18	-645.18	0.00
08/25/2026	Payment	300121	TECO -ACH	Inv: 082526-1026-ACH	-485.99	-485.99	0.00
08/25/2026	Payment	300122	TECO -ACH	Inv: 082526-9085-ACH	-486.66	-486.66	0.00
08/25/2026	Payment	300123	TECO -ACH	Inv: 082526-0208-ACH	-28.75	-28.75	0.00
08/25/2026	Payment	300124	TECO -ACH	Inv: 082526-2958-ACH	-183.94	-183.94	0.00
08/25/2026	Payment	300125	TECO -ACH	Inv: 082526-5171-ACH	-115.07	-115.07	0.00
08/24/2026	Payment	300126	FRONTIER ACH	Inv: 082226-6195-ACH	-256.27	-256.27	0.00
08/26/2026	Payment	300127	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-3640-ACH	-97.54	-97.54	0.00
08/26/2026	Payment	300128	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-9190-ACH	-81.21	-81.21	0.00
08/26/2026	Payment	300129	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-6474-ACH	-23.94	-23.94	0.00
08/14/2026	Payment	300130	BOCC - HILLSBOROUGH COUNTY	Inv: 081326-7596-ACH	-189.87	-189.87	0.00
08/14/2026	Payment	300131	BOCC - HILLSBOROUGH COUNTY	Inv: 081326-9022-ACH	-75.08	-75.08	0.00
09/02/2026	Payment	100078	INFRAMARK LLC	Inv: 1169687, Inv: 187233	-8,046.20	-8,046.20	0.00
09/02/2026	Payment	100079	WINDSOR PLACE PROPERTY OWNERS ASSOC.	Inv: 061826	-559.63	-559.63	0.00
09/02/2026	Payment	100080	CITY-WIDE CLEANING LLC	Inv: 20320	-535.00	-535.00	0.00
09/02/2026	Payment	100081	COMPLETE I.T. CORP	Inv: 20884	-99.00	-99.00	0.00
09/02/2026	Payment	100082	ADVANCED AQUATIC SERVICES INC	Inv: 10565331	-3,120.00	-3,120.00	0.00
09/02/2026	Payment	100083	BUSINESS OBSERVER	Inv: 26-02684H	-76.56	-76.56	0.00
09/02/2026	Payment	100084	GLOBAL JANITORIAL CONCEPT INC	Inv: 9417	-80.00	-80.00	0.00
09/02/2026	Payment	100085	PINE LAKE SERVICES	Inv: 10661, Inv: 10803, Inv: 10841	-24,861.45	-24,861.45	0.00
09/02/2026	Payment	100086	BRLETIC DVORAK, INC	Inv: 2541	-525.00	-525.00	0.00
09/03/2026		JE000900	Supervisor Fees	ADP Wage Pay 260820	-1,000.00	-1,000.00	0.00
09/15/2026	Payment	100087	COMPLETE I.T. CORP	Inv: 21211	-99.00	-99.00	0.00
09/15/2026	Payment	100088	ADVANCED AQUATIC SERVICES INC	Inv: 10565399	-40.00	-40.00	0.00
09/15/2026	Payment	100089	ASSOCIATION LEGAL, LLC	Inv: 18287	-1,015.00	-1,015.00	0.00

Bank Account No. 0309
Statement No. 09-26 **Statement Date** 09/30/2026

09/15/2026	Payment	100090	INFRAMARK LLC	Inv: 188596, Inv: 1170064	-4,583.33	-4,583.33	0.00
09/15/2026	Payment	100091	PINE LAKE SERVICES	Inv: 10854, Inv: 10955	-22,662.82	-22,662.82	0.00
09/15/2026	Payment	100092	BRLETIC DVORAK, INC	Inv: 2582	-555.00	-555.00	0.00
09/15/2026	Payment	100093	GLOBAL JANITORIAL CONCEPT INC	Inv: 9399, Inv: 9430	-403.00	-403.00	0.00
09/01/2026	Payment	300132	FRONTIER ACH	Inv: 090126-6195-ACH	-192.02	-192.02	0.00
09/01/2026	Payment	300133	BOCC - HILLSBOROUGH COUNTY	Inv: 082826-3478-ACH	-1.83	-1.83	0.00
09/01/2026	Payment	300134	BOCC - HILLSBOROUGH COUNTY	Inv: 090226-4478-ACH	-651.11	-651.11	0.00
09/01/2026	Payment	300135	BOCC - HILLSBOROUGH COUNTY	Inv: 082426-2640-ACH	-20.94	-20.94	0.00
09/03/2026	Payment	300136	TECO -ACH	Inv: 090326-0091-ACH	-5,506.47	-5,506.47	0.00
09/11/2026	Payment	300148	ADP, INC	Inv: 090426-1870-ACH	-23.00	-23.00	0.00
09/16/2026		JE000902	Utility- Electric	ACH Difference on Inv	-2.24	-2.24	0.00
09/16/2026		JE000903	Utility- Electric	ACH Difference on Inv	-37.92	-37.92	0.00
09/16/2026		JE000904	Utility- Electric	ACH Difference on Inv	-14.33	-14.33	0.00
09/22/2026		JE000905	Utility- Electric	ACH Difference on Inv	-386.71	-386.71	0.00
09/21/2026		JE000906	Supervisor Fees	ADP Wage Pay 20260921	-1,000.00	-1,000.00	0.00
09/21/2026		JE000907	Supervisor Fees	ADP Wage Pay 20260921	-800.00	-800.00	0.00
Total Checks					-81,214.47	-81,214.47	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/29/2026	Payment	100034	GLOBAL JANITORIAL CONCEPT INC	Inv: 9231, Inv: 9047, Inv: 9048	-909.00
09/24/2026	Payment	300137	TECO -ACH	Inv: 092426-0208-ACH	-27.47
09/24/2026	Payment	300138	TECO -ACH	Inv: 092426-2958-ACH	-221.87
09/24/2026	Payment	300139	TECO -ACH	Inv: 092426-5171-ACH	-118.70
09/24/2026	Payment	300140	TECO -ACH	Inv: 092426-1026-ACH	-496.49
09/24/2026	Payment	300141	TECO -ACH	Inv: 092426-9085-ACH	-460.94
09/24/2026	Payment	300142	BOCC - HILLSBOROUGH COUNTY	Inv: 092426-9190-ACH	-127.65
09/24/2026	Payment	300143	BOCC - HILLSBOROUGH COUNTY	Inv: 092426-6474-ACH	-59.43
09/24/2026	Payment	300144	BOCC - HILLSBOROUGH COUNTY	Inv: 092426-3640-ACH	-88.59
09/15/2026	Payment	300145	BOCC - HILLSBOROUGH COUNTY	Inv: 091526-9022-ACH	-27.98

Bank Account Statement

Park Place CDD

Bank Account No.	0309		
Statement No.	09-26	**Statement Date**	09/30/2026

09/15/2026	Payment	300146	BOCC - HILLSBOROUGH COUNTY	Inv: 091526-7596-ACH	-185.01
09/30/2026	Payment	300147	FRONTIER ACH	Inv: 092226-6195-ACH	-256.27
Total Outstanding Checks					-2,979.40

Outstanding Deposits

Total Outstanding Deposits

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100078	09/02/26	INFRAMARK LLC	1169687	General Maintenance & Repairs 08/26 - Bus Stop Enhancement & Pole Replacement	R&M - Amenity Center	546516-53908	$7,600.00
001	100078	09/02/26	INFRAMARK LLC	1169687	General Maintenance & Repairs 08/26 - Bus Stop Enhancement & Pole Replacement	Sidewalk, Pavement, Signage R&M	546084-53908	$350.00
001	100078	09/02/26	INFRAMARK LLC	187233	Highland Park Banners 06/15/26	Miscellaneous Maintenance	546922-53908	$96.20
001	100079	09/02/26	WINDSOR PLACE PROPERTY OWNERS ASSOC.	061826	Reclaim Water Reimbursement - 11184 WIndsor Place Circle - 01/12/26-05/11/26	Utility- Water/Waste	543018-53150	$559.63
001	100080	09/02/26	CITY-WIDE CLEANING LLC	20320	Dog Waste Station Services 08/26	Park Facility Janitorial	531144-53902	$493.85
001	100080	09/02/26	CITY-WIDE CLEANING LLC	20320	Dog Waste Station Services 08/26	Park Facility Janitorial	531144-53908	$41.15
001	100081	09/02/26	COMPLETE I.T. CORP	20884	Email Licensing 08/26	Email services	534369-51301	$99.00
001	100082	09/02/26	ADVANCED AQUATIC SERVICES INC	10565331	Monthly Lake Maintenance Services 09/26	Contracts-Aquatic Control	534067-53902	$998.40
001	100082	09/02/26	ADVANCED AQUATIC SERVICES INC	10565331	Monthly Lake Maintenance Services 09/26	Contracts-Aquatic Control	534067-53902	$1,591.20
001	100082	09/02/26	ADVANCED AQUATIC SERVICES INC	10565331	Monthly Lake Maintenance Services 09/26	Contracts-Aquatic Control	534067-53902	$530.40
001	100083	09/02/26	BUSINESS OBSERVER	26-02684H	Legal Advertising #26-02684H - Notice of Public Hearing	Legal Advertising	548002-51301	$76.56
001	100084	09/02/26	GLOBAL JANITORIAL CONCEPT INC	9417	Highland Park - Dog Waste Station Services 07/26	Park Facility Janitorial	531144-53902	$80.00
001	100085	09/02/26	PINE LAKE SERVICES	10661	Landscape Maintenance 08/26	Contract- Landscape Highland Park	546247-53902	$8,211.78
001	100085	09/02/26	PINE LAKE SERVICES	10661	Landscape Maintenance 08/26	Contract- Landscape Highland Park	546247-53902	$2,663.28
001	100085	09/02/26	PINE LAKE SERVICES	10661	Landscape Maintenance 08/26	Contract Landscape- Racetrack Road	546248-53902	$1,775.52
001	100085	09/02/26	PINE LAKE SERVICES	10661	Landscape Maintenance 08/26	Contract Landscape- Racetrack Road	546248-53902	$665.82
001	100085	09/02/26	PINE LAKE SERVICES	10661	Landscape Maintenance 08/26	Contract- Landscape	546300-53902	$8,877.60
001	100085	09/02/26	PINE LAKE SERVICES	10803	Fountain Head Park - Gazebo Pots 07/26	Plant Replacement Program	546468-53902	$380.90
001	100085	09/02/26	PINE LAKE SERVICES	10841	Canopy Drive - Irrigation Repairs 08/26	Irrigation Maintenance	546930-53902	$2,286.55
001	100086	09/02/26	BRLETIC DVORAK, INC	2541	District Engineering Services 07/26	District Engineer	531147-51301	$525.00
001	100087	09/15/26	COMPLETE I.T. CORP	21211	Email Licensing 09/26	Email services	534369-51301	$99.00
001	100088	09/15/26	ADVANCED AQUATIC SERVICES INC	10565399	Pond #13 Capacitor Repair 08/26	R&M- Ponds	546995-53902	$40.00
001	100089	09/15/26	ASSOCIATION LEGAL, LLC	18287	General Counsel 08/26	District Counsel	531146-51301	$1,015.00
001	100090	09/15/26	INFRAMARK LLC	188596	District Management Fees 09/26	Accounting Services	532001-51301	$2,208.33
001	100090	09/15/26	INFRAMARK LLC	188596	District Management Fees 09/26	District Manager	531150-51301	$2,041.67
001	100090	09/15/26	INFRAMARK LLC	188596	District Management Fees 09/26	Website Administration	549936-51301	$208.33
001	100090	09/15/26	INFRAMARK LLC	1170064	General Maintenance Services - Restroom Repairs 08/26	Amenity R&M	546377-53902	$125.00
001	100091	09/15/26	PINE LAKE SERVICES	10854	Irrigation Repairs 08/26	Irrigation Maintenance	546930-53902	$468.82
001	100091	09/15/26	PINE LAKE SERVICES	10955	Landscape Maintenance 09/26	Contract- Landscape Highland Park	546247-53902	$8,211.78
001	100091	09/15/26	PINE LAKE SERVICES	10955	Landscape Maintenance 09/26	Contract- Landscape Highland Park	546247-53902	$2,663.28
001	100091	09/15/26	PINE LAKE SERVICES	10955	Landscape Maintenance 09/26	Contract Landscape- Racetrack Road	546248-53902	$1,775.52
001	100091	09/15/26	PINE LAKE SERVICES	10955	Landscape Maintenance 09/26	Contract Landscape- Racetrack Road	546248-53902	$665.82
001	100091	09/15/26	PINE LAKE SERVICES	10955	Landscape Maintenance 09/26	Contract- Landscape	546300-53902	$8,877.60
001	100092	09/15/26	BRLETIC DVORAK, INC	2582	District Engineering Services 08/26	District Engineer	531147-51301	$555.00
001	100093	09/15/26	GLOBAL JANITORIAL CONCEPT INC	9430	Highland Park - Dog Waste Station Services 08/26	Park Facility Janitorial	531144-53902	$100.00
001	100093	09/15/26	GLOBAL JANITORIAL CONCEPT INC	9399	Highland Park Playground Park Restroom Janitorial Services 08/26	Park Facility Janitorial	531144-53902	$303.00
001	300132	09/01/26	FRONTIER ACH	090126-6195-ACH	Windsor Gate Phone 09/01/26-09/30/26	Gate Phone	541040-53908	$192.02
001	300133	09/01/26	BOCC - HILLSBOROUGH COUNTY	082826-3478-ACH	14731 Brick Place 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$1.37
001	300133	09/01/26	BOCC - HILLSBOROUGH COUNTY	082826-3478-ACH	14731 Brick Place 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$0.46
001	300134	09/01/26	BOCC - HILLSBOROUGH COUNTY	090226-4478-ACH	11648 Ecclesia Drive 07/22/26-08/25/26	Utility- Water/Waste	543018-53150	$488.33
001	300134	09/01/26	BOCC - HILLSBOROUGH COUNTY	090226-4478-ACH	11648 Ecclesia Drive 07/22/26-08/25/26	Utility- Water/Waste	543018-53150	$162.78
001	300135	09/01/26	BOCC - HILLSBOROUGH COUNTY	082426-2640-ACH	14729 Brick Place 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$15.70
001	300135	09/01/26	BOCC - HILLSBOROUGH COUNTY	082426-2640-ACH	14729 Brick Place 07/22/26-08/21/26	Utility- Water/Waste	543018-53150	$5.24
001	300136	09/03/26	TECO -ACH	090326-0091-ACH	Electric Services 07/22/26-08/19/26	Utility- Electric	543041-53150	$4,606.16
001	300136	09/03/26	TECO -ACH	090326-0091-ACH	Electric Services 07/22/26-08/19/26	Utility- Electric	543041-53150	$674.54
001	300136	09/03/26	TECO -ACH	090326-0091-ACH	Electric Services 07/22/26-08/19/26	Utility- Electric	543041-53150	$225.77
001	300137	09/24/26	TECO -ACH	092426-0208-ACH	11698 Citrus Park Drive 08/20/26-09/18/26	Utility- Electric	543041-53150	$22.98
001	300137	09/24/26	TECO -ACH	092426-0208-ACH	11698 Citrus Park Drive 08/20/26-09/18/26	Utility- Electric	543041-53150	$3.37
001	300137	09/24/26	TECO -ACH	092426-0208-ACH	11698 Citrus Park Drive 08/20/26-09/18/26	Utility- Electric	543041-53150	$1.12
001	300138	09/24/26	TECO -ACH	092426-2958-ACH	11232 Blacksmith Drive, Pump 08/20/26-09/18/26	Utility- Electric	543041-53150	$221.87
001	300139	09/24/26	TECO -ACH	092426-5171-ACH	11206 Cavalier Place, A 08/20/26-09/18/26	Utility- Electric	543041-53150	$89.03
001	300139	09/24/26	TECO -ACH	092426-5171-ACH	11206 Cavalier Place, A 08/20/26-09/18/26	Utility- Electric	543041-53150	$29.67
001	300140	09/24/26	TECO -ACH	092426-1026-ACH	11000 Windsor Place Circle, MP 08/20/26-09/18/26	Utility- Electric	543041-53150	$496.49
001	300141	09/24/26	TECO -ACH	092426-9085-ACH	11741 Citrus Park Drive MP 08/20/26-09/18/26	Utility- Electric	543041-53150	$385.58
001	300141	09/24/26	TECO -ACH	092426-9085-ACH	11741 Citrus Park Drive MP 08/20/26-09/18/26	Utility- Electric	543041-53150	$56.47
001	300141	09/24/26	TECO -ACH	092426-9085-ACH	11741 Citrus Park Drive MP 08/20/26-09/18/26	Utility- Electric	543041-53150	$18.89
001	300142	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-9190-ACH	11592 Fountainhead 08/21/26-09/23/26	Utility- Water/Waste	543018-53150	$95.74
001	300142	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-9190-ACH	11592 Fountainhead 08/21/26-09/23/26	Utility- Water/Waste	543018-53150	$31.91
001	300143	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-6474-ACH	14658 Canopy Drive 08/24/26-09/24/26	Utility- Water/Waste	543018-53150	$44.57
001	300143	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-6474-ACH	14658 Canopy Drive 08/24/26-09/24/26	Utility- Water/Waste	543018-53150	$14.86
001	300144	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-3640-ACH	14727 Canopy Drive 08/21/26-09/23/26	Utility- Water/Waste	543018-53150	$66.44
001	300144	09/24/26	BOCC - HILLSBOROUGH COUNTY	092426-3640-ACH	14727 Canopy Drive 08/21/26-09/23/26	Utility- Water/Waste	543018-53150	$22.15
001	300145	09/15/26	BOCC - HILLSBOROUGH COUNTY	091526-9022-ACH	11741/11698 Citrus Park Drive 08/12/26-09/14/26	Utility- Water/Waste	543018-53150	$20.99
001	300145	09/15/26	BOCC - HILLSBOROUGH COUNTY	091526-9022-ACH	11741/11698 Citrus Park Drive 08/12/26-09/14/26	Utility- Water/Waste	543018-53150	$6.99
001	300146	09/15/26	BOCC - HILLSBOROUGH COUNTY	091526-7596-ACH	11100 Windsor Place Circle R 08/12/26-09/14/26	Utility- Water/Waste	543018-53150	$185.01
001	300147	09/30/26	FRONTIER ACH	092226-6195-ACH	Windsor Gate Phone 09/22/26-10/21/26	Gate Phone	541040-53908	$256.27
001	300148	09/11/26	ADP, INC	090426-1870-ACH	Workforce Now Payroll Solution Bundle 07/15/2026	Payroll Services	549405-51301	$23.00

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
							Fund Total	**$75,726.76**
							Total Checks Paid	**$75,726.76**

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	9/1/2026	188596	$2,208.33			Accounting Services 09/26
INFRAMARK LLC	9/1/2026	188596	$2,041.67			Administrative Services, Assessment Services, Field Management, & Recording Secretary 09/26
INFRAMARK LLC	9/1/2026	188596	$208.33	$4,458.33	$4,458.33	Technology Services 09/26
PINE LAKE SERVICES	9/1/2026	10955	$8,211.78			Landscape Maintenance - Highland Park 09/26
PINE LAKE SERVICES	9/1/2026	10955	$2,663.28			Landscape Maintenance - Highland Park - MU 09/26
PINE LAKE SERVICES	9/1/2026	10955	$1,775.52			Landscape Maintenance - Racetrack Road - HP 09/26
PINE LAKE SERVICES	9/1/2026	10955	$665.82		$13,785.22	Landscape Maintenance - Racetrack Road - MU 09/26
PINE LAKE SERVICES	9/1/2026	10955	$8,877.60	$22,194.00		Landscape Maintenance - Mandolin/Windsor 09/26
Monthly Contract Subtotal			**$26,652.33**			
Variable Contract						
BRLETIC DVORAK, INC	8/31/2026	2582	$555.00			District Engineering Services 08/26
Variable Contract Subtotal			**$555.00**			
Utilities						
BOCC - HILLSBOROUGH COUNTY	8/28/2026	082826-3478-ACH	$1.37			14731 Brick Place 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	8/28/2026	082826-3478-ACH	$0.46	$1.83		14731 Brick Place 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	9/2/2026	090226-4478-ACH	$488.33			11648 Ecclesia Drive 07/22/26-08/25/26
BOCC - HILLSBOROUGH COUNTY	9/2/2026	090226-4478-ACH	$162.78	$651.11		11648 Ecclesia Drive 07/22/26-08/25/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-2640-ACH	$15.70			14729 Brick Place 07/22/26-08/21/26
BOCC - HILLSBOROUGH COUNTY	8/24/2026	082426-2640-ACH	$5.24	$20.94	$673.88	14729 Brick Place 07/22/26-08/21/26
TECO -ACH	9/3/2026	090326-0091-ACH	$4,606.16			Electric Services 07/22/26-08/19/26
TECO -ACH	9/3/2026	090326-0091-ACH	$674.54			Electric Services 07/22/26-08/19/26
TECO -ACH	9/3/2026	090326-0091-ACH	$225.77	$5,506.47	$5,506.47	Electric Services 07/22/26-08/19/26
Utilities Subtotal			**$6,180.35**			

PARK PLACE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ASSOCIATION LEGAL, LLC	9/1/2026	18287	$1,015.00			General Counsel 08/26
COMPLETE I.T. CORP	9/1/2026	21211	$99.00			Email Licensing 09/26
FRONTIER ACH	9/1/2026	090126-6195-ACH	$192.02			Windsor Gate Phone 09/01/26-09/30/26
GLOBAL JANITORIAL CONCEPT INC	9/2/2026	9430	$100.00			Highland Park - Dog Waste Station Services 08/26
GLOBAL JANITORIAL CONCEPT INC	8/5/2026	9399	$303.00		$403.00	Highland Park Playground Park Restroom Janitorial Services 08/26
Regular Services Subtotal			**$1,709.02**			
Additional Services						
ADVANCED AQUATIC SERVICES INC	8/25/2026	10565399	$40.00			Pond #13 Capacitor Repair 08/26
INFRAMARK LLC	8/31/2026	1170064	$125.00			General Maintenance Services - Restroom Repairs 08/26
PINE LAKE SERVICES	8/28/2026	10854	$468.82			Irrigation Repairs 08/26
Additional Services Subtotal			**$633.82**			
TOTAL			**$35,730.52**			

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188596	9/1/2026
CUSTOMER ID	**NET TERMS**
C2302	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

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

Services provided for the Month of: September 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.



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/26	10955
Terms	**Due Date**
Net 30	10/01/26

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

Amount Due	Enclosed
$22,194.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6651 - Park Place CDD Maintenance 25-26 September 2026		**$22,194.00**	**$0.00**	**$22,194.00**
	Total		**$22,194.00**	**$0.00**	**$22,194.00**

Brletic Dvorak Inc

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

INVOICE

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

INVOICE	2582
DATE	08/31/2026
TERMS	Net 30
DUE DATE	09/30/2026

PROJECT NAME
Park Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[August 10 - August 31]	1:30	210.00	315.00
Senior Inspector	[August 11]	2:00	120.00	240.00

BALANCE DUE **$555.00**

BDi
DISTRICT ENGINEER

PARK PLACE CDD
August 2026

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
Inframark Coordination and General Administration	8/17 - 8/31	1.00	$210	R. Dvorak	$210.00
Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, and district manager, etc.		0.00	$210	S. Brletic	$0.00
Miscellaneous - SWFWMD Statement of Inspection -	8/10	0.50	$210	R. Dvorak	$105.00
review SOI project proposals, generate bid summary.		2.00	$120	K. Wagner	$240.00
INVOICE TOTAL		3.50			**$555.00**

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	08/28/2026	09/18/2026

Service Address: 14731 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599849	07/22/2026	484691	08/13/2026	484691	0 GAL	ACTUAL	RECLAIM
706816880	08/13/2026	25	08/21/2026	218355	218330 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$56.71

Summary of Account Charges

Previous Balance	$-54.88
Net Payments	$0.00
Credit Amount	$-54.88
Total Account Charges	**$56.71**
AMOUNT DUE	**$1.83**

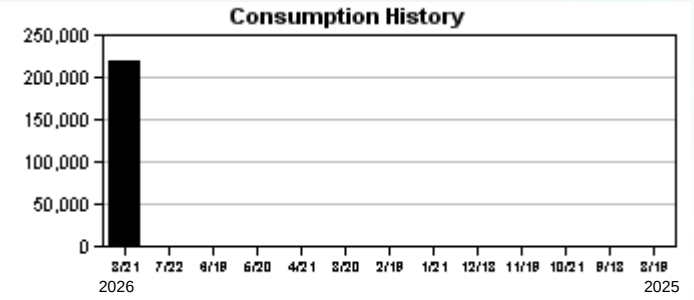
Important Message

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.**

An estimated read was used to calculate your bill



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **3478300000**

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	09/18/2026

Auto Pay Scheduled
DO NOT PAY

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

550 0

0034783000002 00000001834

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	09/02/2026	09/23/2026

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702668678	07/22/2026	5260530	08/25/2026	6481268	1220738 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$651.11

Summary of Account Charges

Previous Balance	$561.84
Net Payments - Thank You	$-561.84
Total Account Charges	**$651.11**
AMOUNT DUE	**$651.11**

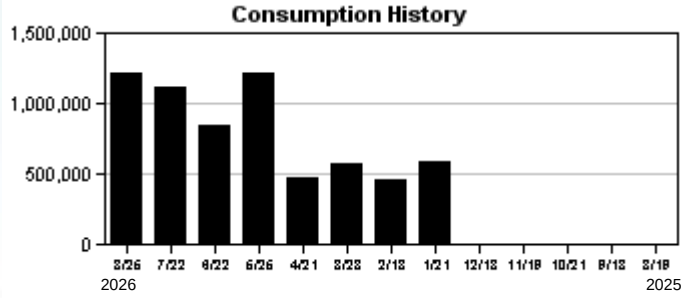
Important Message

This account has ACH payment method

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website: http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips

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	09/23/2026

Auto Pay Scheduled
DO NOT PAY

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

81 0

0044783000001 00000651117

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	08/24/2026	09/14/2026

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41836012	07/22/2026	9291	08/21/2026	9293	200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$0.60
Water Base Charge	$13.58
Water Usage Charge	$0.22

Summary of Account Charges

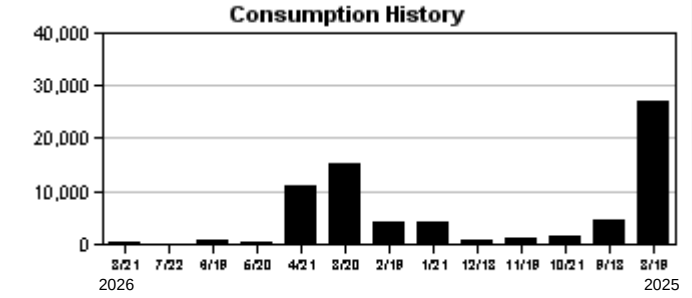
Previous Balance	$20.53
Net Payments - Thank You	$-20.53
Total Account Charges	**$20.94**
AMOUNT DUE	**$20.94**

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: **2640510000**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

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

1,900 0

DUE DATE	09/14/2026

Auto Pay Scheduled
DO NOT PAY

0026405100004 00000020941

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Statement Date: September 03, 2026

Amount Due:	**$5,506.47**

Due Date: September 18, 2026
Account #: 311000010091

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

Account Summary

Previous Amount Due	$5,182.66
Payment(s) Received Since Last Statement	-$5,182.66
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$5,506.47**
Amount Due by September 18, 2026	**$5,506.47**

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

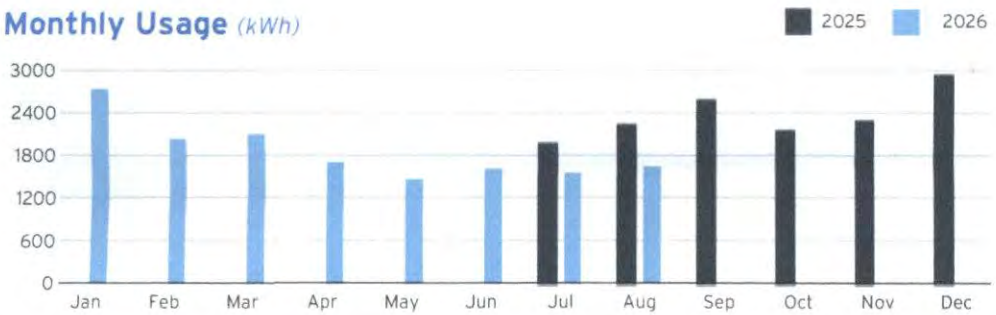
00000029-0000314-Page 3 of 18

Your Locations With The Highest Usage

11513 SPLENDID LN, TAMPA, FL 33626-3366	402 KWH
14719 BRICK PL, TAMPA, FL 33626-0000	380 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

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

Visit **TampaElectric.com/Safety** for more safety tips.

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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 311000010091
Due Date: September 18, 2026

Amount Due:	**$5,506.47**

Payment Amount: $ _____

700375004069

Your account will be drafted on September 18, 2026

Pay your bill online at TampaElectric.com

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

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

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
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: $39.28

Service Address: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015021994
Amount: $1,582.55

Service Address: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022109
Amount: $2,320.78

Service Address: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022232
Amount: $367.99

Service Address: MANDOLIN PHASE 3, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022349
Amount: $323.70

Service Address: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000 **Sub-Account Number:** 211015022463
Amount: $485.52

Continued on next page →

00000029-0000314-Page 4 of 18

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.

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

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

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	08/22/2026	11,794		11,414		380 kWh	1	30 Days	$79.95

▲ 7.3%

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	08/21/2026	11,939		11,920		19 kWh	1	29 Days	$24.20

= 0.0%

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	08/21/2026	9,815		9,679		136 kWh	1	29 Days	$42.01

▲ 5.4%

Service Address: 11513 SPLENDID LN, TAMPA, FL 33626-3366 **Sub-Account Number:** 211015023099

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000198613	08/21/2026	26,668		26,266		402 kWh	1	29 Days	$82.55

▲ 12.6%

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	08/21/2026	24,394		24,069		325 kWh	1	29 Days	$70.84

▼ 1.2%

Service Address: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321 **Sub-Account Number:** 211015023339

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000181268	08/21/2026	9,344		9,226		118 kWh	1	29 Days	$39.28

▲ 2.6%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000180490	08/21/2026	18,061		17,887		174 kWh	1	29 Days	$47.82

▲ 0.6%

Total Current Month's Charges **$5,506.47**

00000029-0000315-Page 5 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007038386
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** General Service - Non Demand

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*118 kWh @ $0.09202/kWh*	$10.86
Fuel Charge	*118 kWh @ $0.03516/kWh*	$4.15
Storm Protection Charge	*118 kWh @ $0.00568/kWh*	$0.67
Clean Energy Transition Mechanism	*118 kWh @ $0.00418/kWh*	$0.49
Florida Gross Receipt Tax		$0.91
Electric Service Cost		**$36.22**
State Tax		$3.06
Total Electric Cost, Local Fees and Taxes		**$39.28**

Current Month's Electric Charges **$39.28**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000315-Page 6 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015021994
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1978 kWh @ $0.03411/kWh*	$67.47
Fixture & Maintenance Charge	*23 Fixtures*	$545.33
Lighting Pole / Wire	*23 Poles*	$773.73
Lighting Fuel Charge	*1978 kWh @ $0.03452/kWh*	$68.28
Storm Protection Charge	*1978 kWh @ $0.00574/kWh*	$11.35
Clean Energy Transition Mechanism	*1978 kWh @ $0.00043/kWh*	$0.85
Florida Gross Receipt Tax		$3.79
State Tax		$111.75
Lighting Charges		**$1,582.55**

Current Month's Electric Charges **$1,582.55**

Billing information continues on next page →

00000029-0000316-Page 7 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022109
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*752 kWh @ $0.03411/kWh*	$25.65
Fixture & Maintenance Charge	*43 Fixtures*	$884.34
Lighting Pole / Wire	*43 Poles*	$1216.33
Lighting Fuel Charge	*752 kWh @ $0.03452/kWh*	$25.96
Storm Protection Charge	*752 kWh @ $0.00574/kWh*	$4.32
Clean Energy Transition Mechanism	*752 kWh @ $0.00043/kWh*	$0.32
Florida Gross Receipt Tax		$1.44
State Tax		$162.42
Lighting Charges		**$2,320.78**

Current Month's Electric Charges **$2,320.78**

Billing information continues on next page →

00000029-0000316-Page 8 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022232
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*183 kWh @ $0.03411/kWh*	$6.24
Fixture & Maintenance Charge	*7 Fixtures*	$129.91
Lighting Pole / Wire	*7 Poles*	$198.24
Lighting Fuel Charge	*183 kWh @ $0.03452/kWh*	$6.32
Storm Protection Charge	*183 kWh @ $0.00574/kWh*	$1.05
Clean Energy Transition Mechanism	*183 kWh @ $0.00043/kWh*	$0.08
Florida Gross Receipt Tax		$0.35
State Tax		$25.80
Lighting Charges		**$367.99**

Current Month's Electric Charges **$367.99**

Billing information continues on next page →

00000029-0000317-Page 9 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022349
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*84 kWh @ $0.03411/kWh*	$2.87
Fixture & Maintenance Charge	*6 Fixtures*	$124.68
Lighting Pole / Wire	*6 Poles*	$169.92
Lighting Fuel Charge	*84 kWh @ $0.03452/kWh*	$2.90
Storm Protection Charge	*84 kWh @ $0.00574/kWh*	$0.48
Clean Energy Transition Mechanism	*84 kWh @ $0.00043/kWh*	$0.04
Florida Gross Receipt Tax		$0.16
State Tax		$22.65
Lighting Charges		**$323.70**

Current Month's Electric Charges **$323.70**

Billing information continues on next page →

00000029-0000317-Page 10 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022463
Statement Date: 08/31/2026

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

Service Period: 07/22/2026 - 08/19/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*126 kWh @ $0.03411/kWh*	$4.30
Fixture & Maintenance Charge	*9 Fixtures*	$187.02
Lighting Pole / Wire	*9 Poles*	$254.88
Lighting Fuel Charge	*126 kWh @ $0.03452/kWh*	$4.35
Storm Protection Charge	*126 kWh @ $0.00574/kWh*	$0.72
Clean Energy Transition Mechanism	*126 kWh @ $0.00043/kWh*	$0.05
Florida Gross Receipt Tax		$0.24
State Tax		$33.96
Lighting Charges		**$485.52**

Current Month's Electric Charges **$485.52**

Billing information continues on next page →

00000029-0000318-Page 11 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022745
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/24/2026 - 08/22/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	08/22/2026	11,794		11,414		380 kWh	1	30 Days

Charge Details

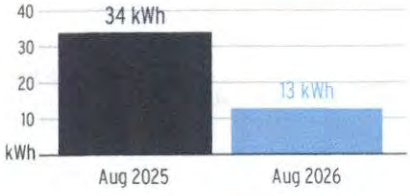
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*380 kWh @ $0.09202/kWh*	$34.97
Fuel Charge	*380 kWh @ $0.03516/kWh*	$13.36
Storm Protection Charge	*380 kWh @ $0.00568/kWh*	$2.16
Clean Energy Transition Mechanism	*380 kWh @ $0.00418/kWh*	$1.59
Florida Gross Receipt Tax		$1.84
Electric Service Cost		**$73.72**
State Tax		$6.23
Total Electric Cost, Local Fees and Taxes		**$79.95**

Current Month's Electric Charges **$79.95**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000318-Page 12 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022836
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	08/21/2026	11,939		11,920		19 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.31**
State Tax		$1.89
Total Electric Cost, Local Fees and Taxes		**$24.20**

Current Month's Electric Charges **$24.20**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000319-Page 13 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022968
Statement Date: 08/31/2026

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

Meter Read

Meter Location: Area Light

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198591	08/21/2026	9,815		9,679		136 kWh	1	29 Days

Charge Details

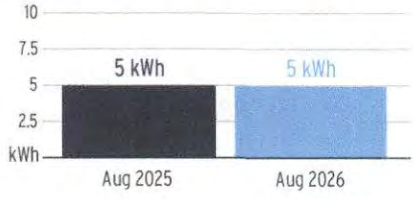
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*136 kWh @ $0.09202/kWh*	$12.51
Fuel Charge	*136 kWh @ $0.03516/kWh*	$4.78
Storm Protection Charge	*136 kWh @ $0.00568/kWh*	$0.77
Clean Energy Transition Mechanism	*136 kWh @ $0.00418/kWh*	$0.57
Florida Gross Receipt Tax		$0.97
Electric Service Cost		**$38.74**
State Tax		$3.27
Total Electric Cost, Local Fees and Taxes		**$42.01**

Current Month's Electric Charges **$42.01**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000319-Page 14 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023099
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	08/21/2026	26,668		26,266		402 kWh	1	29 Days

Charge Details

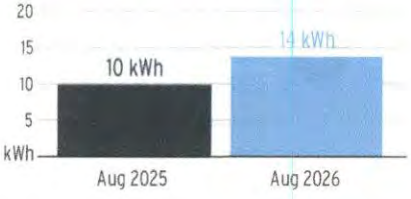
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*402 kWh @ $0.09202/kWh*	$36.99
Fuel Charge	*402 kWh @ $0.03516/kWh*	$14.13
Storm Protection Charge	*402 kWh @ $0.00568/kWh*	$2.28
Clean Energy Transition Mechanism	*402 kWh @ $0.00418/kWh*	$1.68
Florida Gross Receipt Tax		$1.90
Electric Service Cost		**$76.12**
State Tax		$6.43
Total Electric Cost, Local Fees and Taxes		**$82.55**

Current Month's Electric Charges **$82.55**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000320-Page 15 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023214
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180482	08/21/2026	24,394		24,069		325 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*325 kWh @ $0.09202/kWh*	$29.91
Fuel Charge	*325 kWh @ $0.03516/kWh*	$11.43
Storm Protection Charge	*325 kWh @ $0.00568/kWh*	$1.85
Clean Energy Transition Mechanism	*325 kWh @ $0.00418/kWh*	$1.36
Florida Gross Receipt Tax		$1.63
Electric Service Cost		**$65.32**
State Tax		$5.52
Total Electric Cost, Local Fees and Taxes		**$70.84**

Current Month's Electric Charges **$70.84**

Billing information continues on next page →

Avg kWh Used Per Day



00000029-0000320-Page 16 of 18

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023339
Statement Date: 08/31/2026

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

00000029-0000321-Page 17 of 18

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000181268	08/21/2026	9,344		9,226		118 kWh	1	29 Days

Charge Details

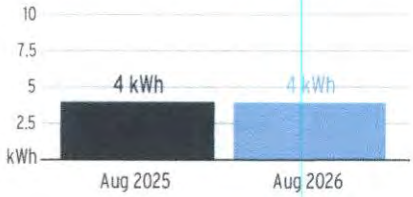
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*118 kWh @ $0.09202/kWh*	$10.86
Fuel Charge	*118 kWh @ $0.03516/kWh*	$4.15
Storm Protection Charge	*118 kWh @ $0.00568/kWh*	$0.67
Clean Energy Transition Mechanism	*118 kWh @ $0.00418/kWh*	$0.49
Florida Gross Receipt Tax		$0.91
Electric Service Cost		**$36.22**
State Tax		$3.06
Total Electric Cost, Local Fees and Taxes		**$39.28**

Current Month's Electric Charges **$39.28**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015023446
Statement Date: 08/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 07/24/2026 - 08/21/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	08/21/2026	18,061		17,887		174 kWh	1	29 Days

Charge Details

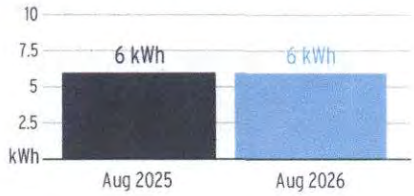
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*174 kWh @ $0.09202/kWh*	$16.01
Fuel Charge	*174 kWh @ $0.03516/kWh*	$6.12
Storm Protection Charge	*174 kWh @ $0.00568/kWh*	$0.99
Clean Energy Transition Mechanism	*174 kWh @ $0.00418/kWh*	$0.73
Florida Gross Receipt Tax		$1.10
Electric Service Cost		**$44.09**
State Tax		$3.73
Total Electric Cost, Local Fees and Taxes		**$47.82**

Current Month's Electric Charges $47.82

Total Current Month's Charges $5,506.47

Avg kWh Used Per Day



00000029-0000321-Page 18 of 18

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

AR Inframark Billing

Balance	$1,015.00
Invoice #	18287
Invoice Date	September 1, 2026
Payment Terms	Net 15
Due Date	September 16, 2026

PARK PLACE CDD - LEGAL

Securely pay online
https://association-legal-services-llc.mycase.com/x3rke3ar

Time Entries

Date	EE	Activity	Description	Rate	Hours	Line Total
08/19/2026	CT	Email	Review emails between manager and Unice Salzman law office re deposition.	$350.00	0.1	$35.00
08/24/2026	BB	Drafting	Draft agreedorder re MXT for Yellowstone Lawsuit	$350.00	0.4	$140.00
08/24/2026	CT	Case Management	Review and respond to email from manager re Yellowstone Landscape lawsuit. Request clarification on date served. Phone call to Attorney Thompson at Cobb Cole; left voicemail requesting extension of time to respond. Send follow-up email. Phone call with Attorney Thompson's assistant, who says she will contact him re the proposed Agreed Order for extension. Review draft Agreed Order prepared by Attorney Bartlett. Make brief revision, and email to Attorney Thompson and his assistant for review. Respond to approval email from Attorney Thompson. Directions to legal assistant re saving to file, submitting proposed Order, monitoring execution, and inputting deadline with reminders. Respond to emails from manager. Request they look into routing of future complaints to avoid near deadline misses.	$350.00	0.8	$280.00
08/24/2026	IA	Drafting	Reviewed the instructions, researched the Hillsborough County Clerk's records for information regarding the Yellowstone lawsuit, and drafted the Notice of Appearance for the case. Sent the draft to the attorney for review.	$175.00	0.5	$87.50
08/24/2026	IA	Review and Save	Reviewed and saved under Yellowstone-Document: 08/24 Email	$175.00	0.1	$17.50
08/25/2026	IA	Draft, File and Save	Redrafted Notice of Appearance, filed it, saved a copy of Document: 255591579 Notice Of Appearance.pdf	$175.00	0.4	$70.00

08/25/2026	IA	Draft, File and Save	Drafted Cover Letter to submit with Proposed Order, sent it to Attorney Thompson for revision. Reviewed Judge Huey's instructions, Filed Cover Letter, Proposed Order, along with email confirmation from OC agreeing to the proposed order.	$175.00	0.6	$105.00
08/25/2026	CT	Case Management	Directions to legal assistant re Notice of Appearance. Revise transmittal letter to Judge, and directions to legal assistant re same. Send email update to manager.	$350.00	0.4	$140.00
08/26/2026	CT	Case Management	Review signed Order for Extension of Time. Directions to legal assistant re saving to file and adding to calendar. Send email update to manager. Add reminder.	$350.00	0.2	$70.00
08/26/2026	IA	Review and Save	Reviewed and saved Document: Signed Order 08/25/26. Added deadline to respond to complaint for September 18 along with reminders.	$175.00	0.2	$35.00
08/27/2026	CT	Email	Re Bossowski v. Mandolin HOA, respond to email from Mr. Waibel at CorVel Enterprise Claims, Inc. re adding Park Place CDD as defendant. Send email to Angel re be on the lookout for Complaint and send over ASAP.	$350.00	0.1	$35.00
				Totals:	**3.8**	**$1,015.00**

Time Entry Sub-Total:	$1,015.00
Sub-Total:	$1,015.00
Total:	$1,015.00
Amount Paid:	$0.00
Balance Due:	**$1,015.00**

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

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

Invoice #	21211
Invoice Date	09-01-26
Balance Due	**$99.00**

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

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

PARK PLACE CDD

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

PIN:
0363

Billing Date:
Sep 01, 2026

Billing Period:
Sep 01 - Sep 30, 2026

Hi PARK PLACE CDD,

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

Total balance
$192.02
Auto Pay is scheduled
Sep 25

Bill history

Previous balance	$192.29
Payment received by Sep 01, thank you	-$192.29

Service summary

	Previous month	Current month
Phone	$146.67	$146.67
Other	$4.50	$4.50
One-Time Charges	$0.17	↓$0.00
Taxes and Fees	$40.95	↓$40.85
Total services	**$192.29**	**$192.02**
Total balance		**$192.02**

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

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

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

6790 0107 DY RP 01 09022026 NNYNNN 01 002060 0010

RECEIVED
SEP 08 2026
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

64700181381870580226190000000000000192025

PARK PLACE CDD

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

PIN:
0363

Billing Date:
Sep 01, 2026

Billing Period:
Sep 01 - Sep 30, 2026

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

Phone

Monthly Charges

09.01-09.30	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

09.01-09.30	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$13.19
	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.39
	Federal Taxes	**$21.31**
	FL State Communications Services Tax	$8.09
	County Communications Services Tax	$7.90
	FL State Gross Receipts Tax	$2.85
	Hillsborough County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.22
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$19.54**
Taxes and Fees Total		**$40.85**

Total current month charges $192.02

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 $182.32 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.

INVOICE

Global Janitorial Concepts
PO Box 340573, FL 33694

services@globaljanitorial.com
+1 (813) 874-1450
https://www.globaljanitorial.com

Bill to
Park Place CDD C/O INFRAMARK
Community Management
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Park Place CDD C/O INFRAMARK
Community Management
Highland Park Playground
11740 Casa Lago Lane
Tampa, FL 33626

Invoice details
Invoice no.: 9430
Terms: Net 15
Invoice date: 09/02/2026
Due date: 09/17/2026

P.O. Number: Aug. Dog trash pickup receptacl
Sales Rep: Dennis P/MP

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/06/2026	**Trash**	Highland Park Dog trash pickup from receptacle next to bicycle rack in front of Club House Pick up, change bag and dispose dog trash. August 3rd, 10th, 17th, 24th & 31st.	1	$100.00	$100.00

Total **$100.00**

Ways to pay

VISA MasterCard DISCOVER AMEX BANK

Note to customer

Remit Payment to:
P.O. BOX 340573
Tampa, FL 33694

View and pay

Global Janitorial Concepts Corp

Full Line of Commercial Janitorial Service
www.globaljanitorial.com
7031 Benjamin Road Suite G Tampa FL 33634
Telephone 813-874-1450
Facsimile 813-874-1451

INVOICE TO:	JOBSITE:
Park Place CDD C/O INFRAMARK Community Management 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Park Place CDD Highland Park Playground 11740 Casa Lago Lane Tampa, FL 33626

DATE: 08/05/2026
INVOICE #: 9399
TERMS: Net 15

DUE DATE: 08/20/2026
P.O. NUMBER: Highland Park Playground
SALES REP: Dennis P

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Services Highland Park Playground Park Restrooms Serviced On: Tuesday and Friday mornings 2 Bathrooms 1 Trash Receptacles	1	303.00	303.00

SUBTOTAL	303.00
TAX	0.00
TOTAL OF NEW CHARGES	303.00

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

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

8/25/2026
10565399
$40.00

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

Due Date
Net 30
9/24/2026

Replaced the run capacitor at the fountain located at Pond #13.	40.00
Completed on 8-26-26	

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

$40.00

INFRAMARK

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

Client ID Number	

Invoice Number	1170064
Invoice Date	8/31/2026
Due Date	9/30/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	$125.00

Subtotal	$125.00
Sales Tax	$0.00
Total	$125.00

Please Pay This Amount

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

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

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

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

INFRAMARK, LLC

31 Aug 2026 10:56:08AM CST

DISTRICT : PARK PLACE CDD

Go Green! Think before you print.

INVOICE NO. 1170064 - DETAIL

INVOICE DATE: 8/31/2026

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										
	8/5/2026	4671009	PKPCDD District Area	General Maintenance; Reattached the toilet paper dispenser to the wall. cost includes mobilization labor and materials	$0.00	$0.00	$125.00	$0.00	$125.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	
				BWO Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	
				Invoice Total	**$0.00**	**$0.00**	**$125.00**	**$0.00**	**$125.00**	

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/28/26	10854
Terms	**Due Date**
Net 30	09/27/26

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

Amount Due	Enclosed
$468.82	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$468.82	**$0.00**	**$468.82**
	Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736. Rerouting dripline around drains and rock that were installed.				
	Irrigation Enhancement		*$468.82*	*$0.00*	*$468.82*
	Total		**$468.82**	**$0.00**	**$468.82**

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 12, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $389,962.24.
- **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 91.90% of the annual budget through the end of September 2026.
  - Total expenses for the fiscal year are approximately $808,344.00, making the average monthly expenses around $67,362.00.
- **Construction Expenses:**
  - The invoices below have been coded to be funded from the Series 2021-2 Construction Trust Account. Expenses have been accounted for in FY 2026, but the transfer from the Trust Account to the Valley National Operating Account will be made in FY 2027.
    - Pine Lake Services, LLC – Invoice #8892 – Date: 12/23/2025 – Amount $33,971.14
    - Site Masters of Florida, LLC – Invoice #010726-1 – Date: 01/07/2026 – Amount $7,000.00
    - Inframark, LLC – Invoice #1166062 – Date: 03/30/2026 – Amount #55,445.00
    - Site Masters of Florida, LLC – Invoice #052126-1 – Date: 05/21/2026 – Amount $900.00
    - Inframark, LLC – Invoice #1169687 – Date 08/13/2026 – Amount $7,950.00
      - Total of all invoices are ***$105,266.47.***

Park Place CDD

Cash Flow Projection

10/12/2026

	Balances	Interest Rate
Operating Account -Valley National Bank	389,962.24	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	389,962.24	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	389,962.24	
Projections:		
Monthly Average Spend (October - September)	67,362.00	
Total Monthly Average Spend	67,362.00	
Expected Cash Flow at YE (9/30/26)	**389,962.24**	
Average Spend 1st QTR FY27 (2 mos avg spend)	134,724.00	
Expected Need through 1st QTR FY27	**255,238.24**	

**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 September 16, 2026, and called to order at 11:09 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa FL 33626.

Present and constituting a quorum were:

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

Also present were:

Howard Neal	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 11:09 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 Mr. Bullard, seconded by Mr. Berra, with all in favor, the agenda was approved.

THIRD ORDER OF BUSINESS **Audience Comments**

There being no public comments, the Board moved to the next order of business.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Accounting Staff Report

i. August 2026 Financial Statements and Check Register

ii. Operations and Maintenances Expenditures for August 2026

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

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

Mr. Berra stated that the bond fund expenditures in these documents have not been updated or properly accounted for. He also raised concerns regarding the light poles and Frontier's involvement with the gate system.

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

B. Consideration of Minutes from the Meeting held on August 19, 2026

> On MOTION by Mr. Bullard, seconded by Ms. Lavina, with all in favor, the Board approved the meeting minutes from the August 19, 2026, meeting.

C. Aquatics Report

The Aquatics report was presented to the Board. The Aquatics representative reported that water levels have improved. However, algae remains present in Pond 3, and staff will continue utilizing alternative treatment methods to address the issue. Pond 7 has also experienced new algae growth, and additional products are being tested to determine their effectiveness. Following the previous meeting, it was reported that the fountain in Pond 13 was not operational. The necessary repairs have since been completed, and the fountain is now functioning properly. The issue was resolved by replacing the capacitor. As the replacement part was covered, no labor service fee was incurred for the repair.

The Aquatics representative noted that relocating native plants near the pond would provide environmental benefits. While the lily growth at the front of the pond can be reduced or pushed back as needed, it is important to maintain vegetation around the pond perimeter, as these plants help absorb excess nutrients entering the waterbody and contribute to overall pond health and water quality.

Mr. Berra stated that the aerator in Pond 4 was not functioning properly. The Aquatics representative advised that the aerator is now operational. He explained that elevated water levels had risen close to the control box, requiring the unit to be temporarily shut off and relocated away from the water. The Aquatics representative recommended that the Board consider constructing a platform to elevate the control box by approximately one to two feet to help prevent similar issues in the future. Mr. Berra expressed that such an improvement was unnecessary and did not support spending District funds on what he viewed as a temporary solution, given the infrequency of the issue.

The Aquatics representative reiterated his recommendation, noting that the project would involve only the cost of materials and labor to construct the platform. He stated that if the Board chose not to have the aquatics contractor perform the work, the District could engage another vendor to complete the improvement. Mr. Neal requested that Aquatics monitor the situation and put it in their monthly reports.

D. Landscape Report- Pine Lake

i. Field Inspection Reports

a. Highland Park CDD September 2026 Field Inspection Report

b. Mandolin Estates September 2026 Field Inspection Report

c. Mandolin Reserve September 2026 Field Inspection Report

d. Windsor Place September 2026 Field Inspection Report

Mr. Fowler reviewed the field reports with the Board. He noted that weed control and pruning activities at Highland Park had been completed. He then requested direction from the Board regarding the matter referenced on pages 79 and 80 involving a resident who has repeatedly placed a golf net on CDD property, requiring staff to remove it on multiple occasions.
The Board discussed the need to follow up with Ms. Montagna to determine whether a letter had been sent to the resident requesting removal of the net. Mr. Fowler stated that he did not want to dispose of the net or take any further action without Board direction. Ms. Powell stated that, if a letter has not yet been sent, one should be issued to the resident.

Mr. Berra inquired about attorney time associated with the matter, and Mr. Neal stated that he would obtain that information from Mr. Wilson.

Mr. Fowler presented and discussed the dock proposal with the Board. The Board reviewed the scope of work, associated costs, and overall project considerations. Discussion ensued regarding the proposal, and Board members provided comments and feedback for consideration.

> On MOTION by Mr. Berra, seconded by Ms. Powell, with all in favor, the Board approved the Inframark Proposal #542 in the amount of $350.00 and Proposal #543 in the amount of $650.00 for the dock repairs and pressure washing.

Mr. Fowler inquired whether the Board had any questions regarding the landscape reports. Mr. Bullard requested clarification on the status of the drip irrigation lines, to which Mr. Chatelain provided an explanation and stated that he would verify that no locations had been overlooked. Mr. Fowler noted that the exposed drip lines should be buried. Mr. Chatelain acknowledged the concern and advised that the issue would be addressed and corrected as soon as possible.

Ms. Powell noted that several stones remained displaced and had not been reinstalled as requested during the previous meeting. Mr. Fowler acknowledged the concern and stated that the affected areas could be temporarily patched at this time, as a more comprehensive repair project is anticipated in the future.

The Board discussed various items outlined in the landscape reports. The Board expressed concerns regarding inconsistent communication from District Management and noted frustration with the lack of timely correspondence. Ms. Lavina also raised concerns regarding communication with legal counsel, specifically related to documents requested from Ms. Montagna that had not been received in a timely manner. Ms. Powell stated that she believes Board inquiries and requests should receive a response within 24 hours. The Board concurred and emphasized its expectation that communications and requests be acknowledged and addressed promptly. Mr. Neal stated that, moving forward, he would like to be copied on all Board correspondence and other pertinent matters to help ensure timely communication and responses. He noted that this approach would assist in addressing issues more efficiently and maintaining consistent communication with the Board.
Ms. Powell stated that she would like to receive a meeting synopsis following each Board meeting and noted that, to date, the Board has only received such summaries twice during

the year from Ms. Montagna. Mr. Neal acknowledged the request and stated that he would provide a synopsis after each meeting moving forward, ensuring that the Board receives timely post-meeting summaries on a consistent basis.

Mr. Fowler noted that he conducts a ride-through inspection with Pine Lake following Board meetings to identify and review any landscape-related issues throughout the District. Ms. Powell requested that Mr. Fowler provide follow-up on outstanding items and clearly indicate which issues have been completed and which remain pending. Mr. Fowler agreed and explained that some recurring items may continue to appear in the reports due to the time required to address certain issues, depending on their nature and complexity.

Mr. Fowler then asked if the Board had any additional questions regarding the landscape reports. The Board noted concerns within the Mandolin Estates area, where turf conditions appear sparse due to the presence and shading effects of mature oak trees. The Board also discussed areas that were not being mowed as expected. Mr. Chatelain stated that he would inspect these areas with Mr. Fowler during the next ride-through of the District to evaluate the conditions and determine any necessary corrective actions.

Mr. Chatelain explained his process for identifying and addressing areas that may have been missed during routine maintenance. Mr. Berra noted that certain areas are maintained by the HOA. However, he offered to provide a map identifying the locations that fall under the district's responsibility if it would assist with clarifying maintenance boundaries. Mr. Chatelain appreciated the offer and stated that he would inspect the identified areas with his crew the following day to verify conditions and ensure any necessary maintenance is addressed.

Ms. Lavina noted that several palm trees within the Estates are in need of pruning. She also reported that unauthorized advertisement signs had been placed throughout the community and secured with zip ties, and requested that they be removed. Mr. Fowler acknowledged the concern and stated that he would bring the necessary tools during his next ride-through to remove the signs and cut the zip ties as needed.

Mr. Fowler reported that several palm trees on the Reserve side are showing signs of decline due to disease. He noted that three palm trees have died and require removal. Mr. Bullard asked whether an arborist should be consulted and mentioned that Pine Lake currently utilizes an arborist. The Board expressed interest in obtaining input from Pine Lake before

proceeding. Mr. Chatelain explained that OTC injections had previously been used as a treatment measure and noted that the affected trees were part of a cluster of palms. He further advised that the pest infestation has since moved on, and only the three dead palm trees remain in need of removal. The Board further discussed Proposal #9821, Item 5J on the agenda, with Mr. Fowler and Mr. Chatelain regarding the removal of dead palm trees and tree limbs. Discussion included the scope of work, the condition of the affected trees, and the proposed removal services.

> On MOTION by Mr. Bullard, seconded by Ms. Powell, with all in favor, the Board approved the Pine Lake Proposal #9821 for Palm & Limb Removals NTE amount of $3,174.00.

Mr. Chatleain advised the Board that he would contact the arborist and can removal all 3 palms at one time within the next three weeks.

E. District Engineer

This portion of the meeting occurred after 4A, and the Board requested that moving forward, that the District Engineer report is to be moved up on the agenda after 4A and 4B. Mr. Dvorak provided his report and stated that the signed proposal for Finn Outdoor is needed prior to October 1, 2026.

F. District Counsel

With District Counsel not being present, Mr. Neal inquired if the Board had any questions or matters for discussion. The Board discussed ongoing litigation matters and requested that Mr. Neal gather additional information following the meeting and provide an update to the Board.

G. District Manager

The Board noted that they had not received compensation for a prior meeting. Mr. Neal stated that he believed the August compensation checks had been issued. Ms. Powell clarified that a check had been received in August. However, it was payment for a previous month's meeting. The Board discussed the matter with Mr. Neal and requested that he review the payment records to determine which Board compensation payments have been issued and identify any outstanding amounts that remain due to Board Members.

FIFTH ORDER OF BUSINESS Business Items

A. Inframark Proposal #542 Park Place Cotswold Dock Repairs

Due to this being discussed and approved earlier in the meeting under the landscape report, the Board moved onto the next item on the agenda.

B. Inframark Proposal #543 Pressure Washing Dock

Due to this being discussed and approved earlier in the meeting under the landscape report, the Board moved onto the next item on the agenda.

C. Inframark Proposal #550 Mandolin Reserve

D. Inframark Proposal #551 Mandolin Estates

E. Inframark Proposal #552 Highland Park Sidewalk Grinds

F. Highland Park Sidewalk Panel Replacement Proposal

G. Mandolin Estates Sidewalk Replacement Proposal

H. Mandolin Reserve Sidewalk Replacement Proposal

> On MOTION by Mr. Berra, seconded by Mr. Bullard, with all in favor, the Board approved Proposals 5C through 5H in the amount of NTE $24,000.

The Board requested to see the documentation for the work being completed and the final cost is to be approved by Ms. Powell.

I. Inframark Proposal #556 Mens Bathroom Smoke Damage

The Board discussed damage to the men's restroom resulting from an incident in which resident(s) allegedly set toilet paper on fire and stuffed paper towels into a toilet, causing smoke-related damage to the facility. Mr. Berra noted that two security cameras had been installed in the area by the developer. However, he expressed concerns that additional camera coverage may be necessary to enhance security and deter future vandalism.

The Board discussed the matter further and directed Mr. Neal to investigate the feasibility of utilizing wildlife cameras as a potentially more cost-effective surveillance option and to report his findings at a future meeting.

> On MOTION by Mr. Bullard, seconded by Ms. Powell, with all in favor, the Board approved the Inframark Proposal #556 for Mens Bathroom Smoke Damage repairs using bond funds to cover the cost of repairs.

J. Pine Lake Proposal #9821 Palm Removal and Limb Removals

Due to this being discussed and approved earlier in the meeting under the landscape report, the Board moved onto the next item on the agenda.

K. Ratification of Grau & Associates Engagement Letter

> On MOTION by Mr. Bullard, seconded by Ms. Lavina, with all in favor, the Board approved the Ratification of Grau & Associates Engagement Letter.

SIXTH ORDER OF BUSINESS Supervisor Requests

Ms. Powell noted that there are holes in the fascia above the stonework at the entrance to the Estates that require repair and repainting. Mr. Fowler stated that he would inspect the area following the meeting and provide further recommendations regarding the necessary repairs. Ms. Powell requested that this item be included on the agenda for the next Board meeting for further discussion and consideration.

Ms. Powell raised concerns regarding parking issues within the community and requested that the matter be included on the agenda for the next Board meeting for further discussion and consideration.

SEVENTH ORDER OF BUSINESS Audience Comments

There being no comments from the public, the Board moved to the next order of business.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 1:36 p.m.

On MOTION by Ms. Powell, seconded by Ms. Lavina, with all in favor, the meeting was adjourned at 1:36 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:

9/21/2026

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:

Site Looks Good

Minimal amounts of algae were targeted for treatment with positive results seen. Pond dye was utilized in this pond to aid in minimizing new algae growth. No other issues were observed on this pond.





Pond 2

Comments:

Site Looks Good

This site looks great. No invasive grasses or weeds were present. Currently the site is holding water. 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 3

Comments:

Site Looks Good

Algae treatment was performed and positive results were seen. Pond dye was utilized in this pond to aid in minimizing new algae growth. Minimal amounts of invasive grasses and shoreline weeds were also targeted for treatment.





Pond 4

Comments:

Site Looks Good

Very minimal new growth of shoreline weeds and grasses were observed. These will be continue to be targeted for treatment during routine maintenance visits. No issues were observed with algae or submersed weeds.

Aeration system was operational.





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 5A

Comments:

Site Looks Good

Previous treatments for algae and duckweed have shown positive results. No issues were observed with algae, submersed weeds, floating weeds, or shoreline weeds.





Pond 5B

Comments:

Treatment in Progress

Algae treatment was performed for pond 5b. Results from this treatment can be seen in 7-14 days after treatment. No issues were observed with shoreline weeds or submersed weeds.





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

Pond 6 continues to look great. Minimal new growth of shoreline weeds was observed. No issues were observed with algae or submersed weeds.





Pond 7

Comments:

Normal Growth Observed

Positive results from algae treatments have been observed. No issues were also observed with submersed weed and shoreline weeds. Pond dye was utilized in this pond to aid in minimizing new algae growth.





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 8

Comments:

No maintenance currently bei

Not on Advanced Aquatic scope of work

Pond 9

Comments:

Treatment in Progress

Minimal amounts of algae were targeted for treatment recently. No issues were observed with shoreline weed and grasses, or submersed weeds. Overall pond 9 looks good.





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 10

Comments:

Site Looks Good

Minimal amounts of shoreline weeds and grasses were targeted for treatment. Routine maintenance has kept new growth minimal to none. No issues were observed with algae or submersed weeds.





Pond 11

Comments:

Site Looks Good

Pond 11 looks great. Previous treatments for minor algae growth and shoreline weeds continue to show positive results. No issues were observed during this visit.

Fountain is operational.





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 12

Comments:

Site Looks Good

Very minimal amounts of shoreline weeds and grasses were recently targeted for treatment. Routine maintenance has kept new growth minimal to none. No issues were observed.





Pond 13

Comments:

Site Looks Good

Minor invasive grasses and shoreline weeds observed in the littoral shelf area. This will be targeted for treatment during the upcoming visits. No other issues were observed.

Fountain was operational.





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.

Fountain is operational.





Pond 15

Comments:

Site Looks Good

Very minimal amounts of algae growth were previously targeted for treatment and positive results have been seen. Minimal to no new growth of shoreline weeds were also observed. Pond 15 looks great and the water level is at a normal level.

Aeration system was operational.





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 16

Comments:

Treatment in Progress

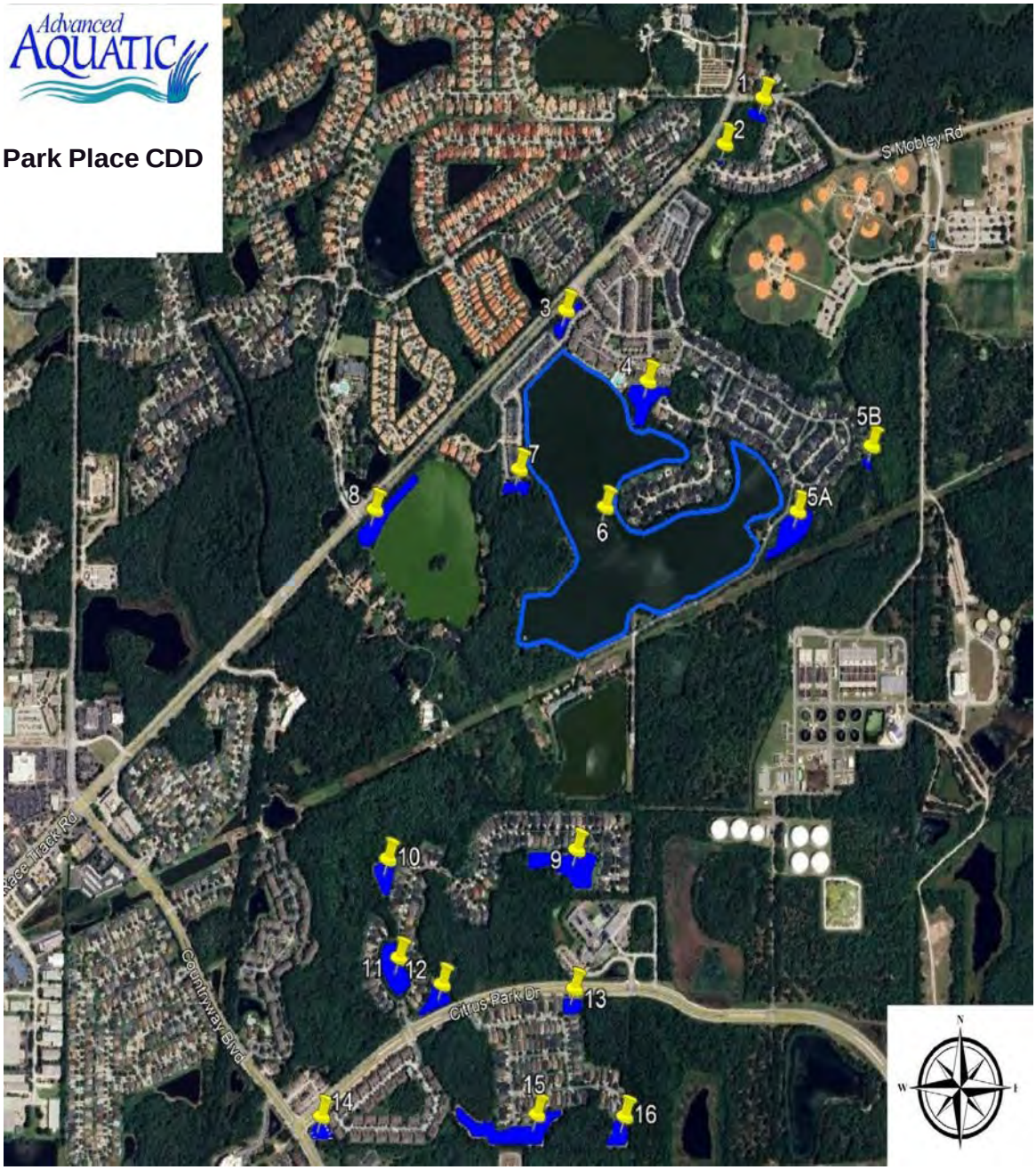
Planktonic algae was targeted for treatment recently and positive results were observed. Pond dye was utilized in this pond to aid in minimizing new algae growth. The water level has continued to rise and is getting closer to the normal water level. No other issues were observed.





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

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



Highland Park

Field Inspection Report - October 2026

Friday, 9 October 2026

Prepared For Board Of Supervisors

24 Issues Identified

24 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Leaf hoppers are back throughout the district eating on the Crinum Lilies. Treat accordingly.-**Considered High prority - work order submitted to pest control**





Issue 2

Assigned To: Pine Lake

Noting there are a lot of weeds in the median beds on a Race Track Road.**- on action item list for maintenance crew on 10/21**







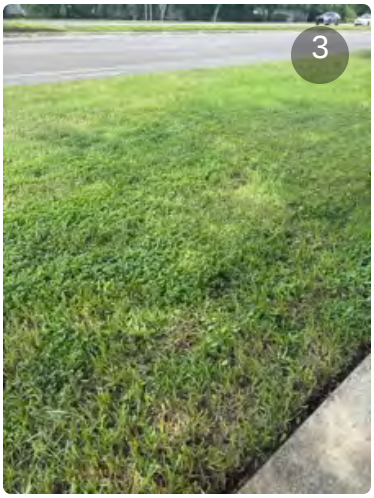
Issue 3

Assigned To: Pine Lake

Noting there are a lot of turf weeds in the Saint Augustine throughout Highland Park. Schedule a treatment.**- submitted to pest control department for next service**







Issue 4

Assigned To: Pine Lake

Remove vines growing on the Ivy along the perimeter wall of Highland Park along Race Track Road right of way. **Will be addressed when performing section detail and trimming**





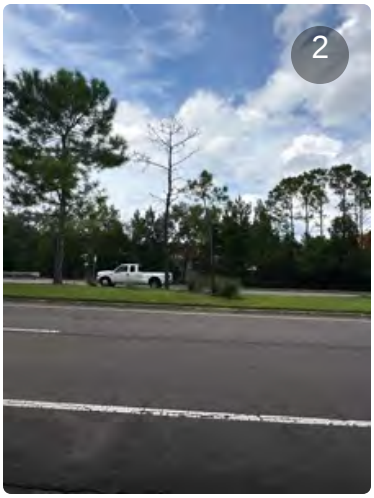
Issue 5

Assigned To: Pine Lake

Provide a proposal to flush cut a dead Pine tree in the median of Race Track Rd

- **Already submitted and denied. will submit again if board requests.**





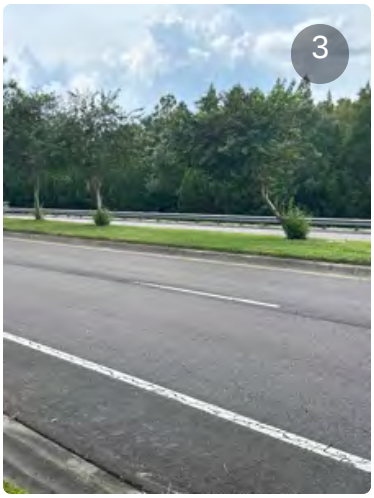
Issue 6

Assigned To: Pine Lake

Remove the sucker growth on the Crepe Myrtles on Race Track Road. Also, remove the deadwood in the Tabebuia tree.**- will be addressed on 10/21**







Issue 7

Assigned To: Pine Lake

Remove a Brazilian Pepper and palm volunteers growing up within the ferns in the bed along the perimeter wall on Race Track Road right of way.**- will be addressed when perfoming section detail and trimming**





Issue 8

Assigned To: Pine Lake

Remove vines starting to take over the Flax Lilies in the bed on Race Track Road next to pond 3. Also, need to remove vines on top of the Palmettos.-**will be addressed when perfoming section detail and trimming**









Issue 9

Assigned To: Pine Lake

Schedule a pruning event to trim back the Ivy that's starting to block the signage on Ecclesia Drive at Race Track Road intersection.- **will be addressed by maintenance crew on 10/21**





Issue 10

Assigned To: Pine Lake

Remove an ornamental grass that is growing in the middle of the trunks of a Crepe Myrtle on Race Track Road between Ecclesia Drive and Fountain Head Dr.**-Will be addressed by maintenance crew on 10/21**





Issue 11

Assigned To: Pine Lake

Schedule a pruning event to trim back the ornamental grasses overhanging the sidewalk on Race Track Rd. right of way.- **will be addressed by maintenance crew on 10/21**





Issue 12

Assigned To: Pine Lake

Remove vines growing on top of the Podocarpus on Race Track Road near Fountainhead Drive intersection.**- Will be addressed by maintenance crew on 10/21**

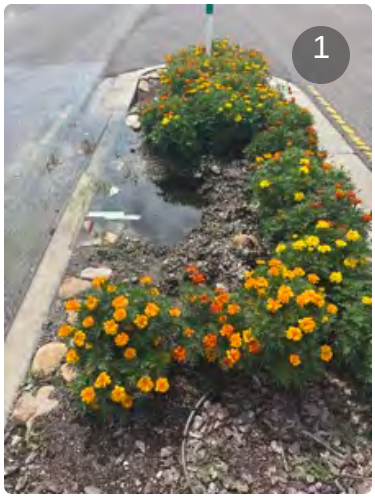


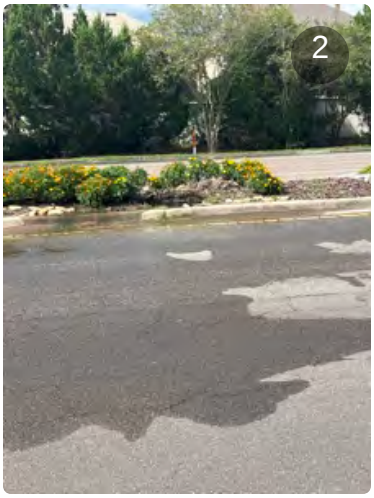


Issue 13

Assigned To: Pine Lake

Noting there is still an irrigation issue with missing annuals in the bullnose median on Ecclesia Drive at Race Track Road intersection.- **will address with irrigation team and have a plan of action before the meeting- as of now team cannot find the shut off valve associated with those islands. - request submitted to county for site plans**





Issue 14

Assigned To: Maintenance

Noting the area behind the community bus stop is still too wet to service. Also, there is a cover missing on the GFI for the light at the bus stop.





Issue 15

Assigned To: Pine Lake

Noting the dead Pine that is flagged on Splendid Lane needs to be flush cut.





Issue 16

Assigned To: Pine Lake

Remove vines and weeds growing through shrubs in the beds on Splendid Lane.- **will continue during Section detail and trimming**









Issue 17

Assigned To: Pine Lake

Schedule a vegetation push back event for a couple areas in need on Canopy Rd- will be done during section detail and trimming section 2.



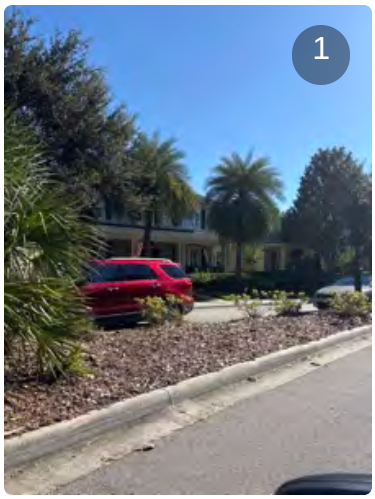




Issue 18

Assigned To: Pine Lake

Need a proposal to enhance the median island on Perfect Place where declining Arboricola were removed.





Issue 19

Assigned To: Board Information

Continuing to note the golf practice area is on CDD land and will monitor each inspection.





Issue 20

Assigned To: Pine Lake

Treat broadleaf turf weeds throughout the park area-**Work Order submitted to pest control dept**.





Issue 21

Assigned To: Pine Lake

Remove sucker growth located in a couple areas in the park area of Highland Park.**Will be addressed by maintenance crew on 10/21**

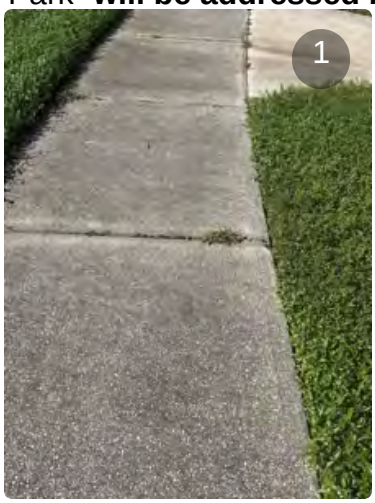


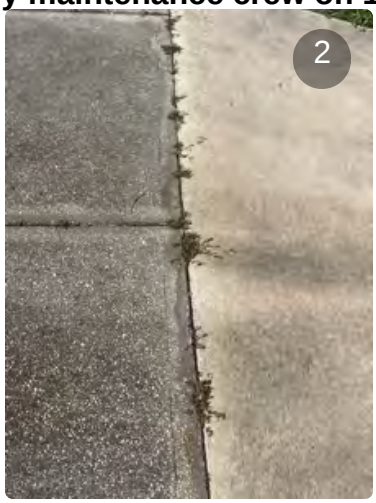


Issue 22

Assigned To: Pine Lake

Treat joint crack weeds in the sidewalk around the park at Highland Park- **will be addressed by maintenance crew on 10/21.**







Issue 23

Assigned To: Pine Lake

Noting a couple ant mounds are starting to pop up throughout the district. Ensure scouting and treatment each service.**- I will treat on 10/21**

Issue 24

Assigned To: Pine Lake

The area next to the dentist office hasn’t been serviced recently. Ensure this area is being maintained on the same schedule as the rest of the CDD.- **will be complete on next visit 10/21**







Mandolin Estates

Field Inspection Report - October 2026

Monday, 12 October 2026

Prepared For Board Of Supervisors

8 Issues Identified

8 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Diagnose and treat declining shrubs in the median island before entering the gate on Minaret Dr. Remove any dead or disease material.**- Work Order Submitted to Pest control department on 10/14**

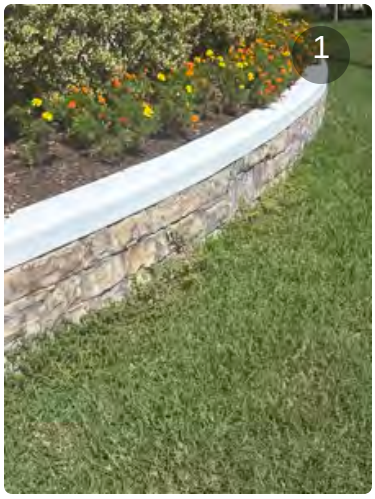




Issue 2

Assigned To: Pine Lake

Reestablish the border in front of the raised wall at the Mandolin Estates monument.**-Will be addressed by maintenance crew on 10/21**





Issue 3

Assigned To: Pine Lake

There are a couple valve boxes that are covered up in front of the entrance monument that need to be kept clear of vegetation.- **Will be addressed by maintenance crew on 10.21**



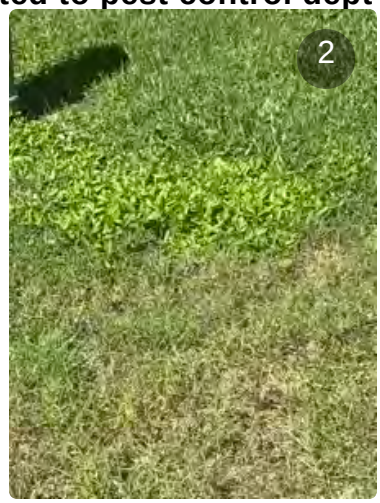


Issue 4

Assigned To: Pine Lake

Treat broad turf weeds in front of the monument on Citrus Park Dr. right of way.**-Work order submitted to pest control dept on 10/14**





Issue 5

Assigned To: Pine Lake

During the non-growing season, need to work on removing low-lying Spanish Moss throughout the district.- **On Schedule for November with maintenance crew**

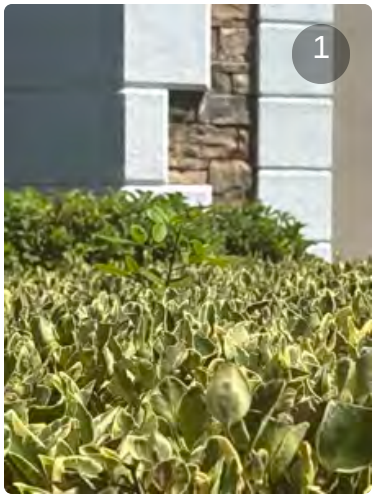


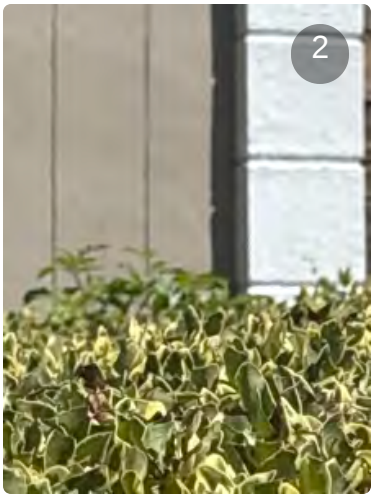


Issue 6

Assigned To: Pine Lake

Remove a couple Brazilian Peppers starting to grow up in the variegated Ligustrums in front of the monument. **Will be addressed by maintence crew on 10/21**







Issue 7

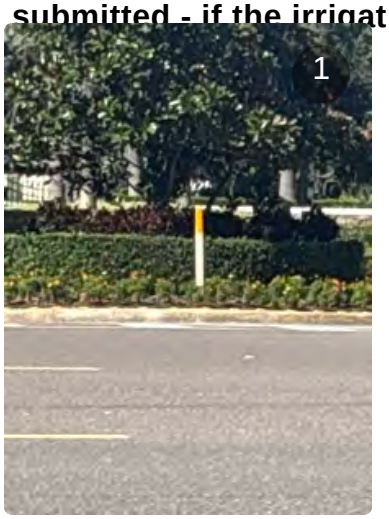
Assigned To: Advanced Aquatics

Noting that the ponds overall in Mandolin Estates are in good condition.

Issue 8

Assigned To: Pine Lake

Noting the annuals are not as full and thriving at the Estates entrance compared to all the other areas in Park Place. Evaluate and treat accordingly. **Irrigation work order submitted - if the irrigation checks out, we will address with fertilizers.**







Mandolin Reserve

Field Inspection Report - October 2026

Tuesday, 13 October 2026

Prepared For Board Of Supervisors

8 Issues Identified

8 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Diagnose and treat a couple areas of declining turf in the median and exit right of way on Blacksmith from the guard gate to Citrus Park Dr. **Work Order Submitted to Pest Control Dept 10/14**





Issue 2

Assigned To: Pine Lake

Treat the broadleaf weeds and sedge in the St. Augustine turf on Blacksmith Dr. and Citrus Park Dr. right of ways.- **Work Order submitted to pest control department on 10/14**





Issue 3

Assigned To: Pine Lake

Reestablish the small barrier between the turf and the raised planting bed of the monument where weeds have taken over.**Will be addressed by maintenance crew on 10/21**





Issue 4

Assigned To: Pine Lake

Remove vines off the top of the shrubs in the raised planter bed on the exit corner of Blacksmith Dr. and Citrus Park Dr. intersection.-**Will be addressed by maintenance crew on 10/21**





Issue 5

Assigned To: Pine Lake

Asking if the stumps where the diseased palms were removed can be lowered closer to surrounding grade? **Already notified the arborist- waiting on service date**

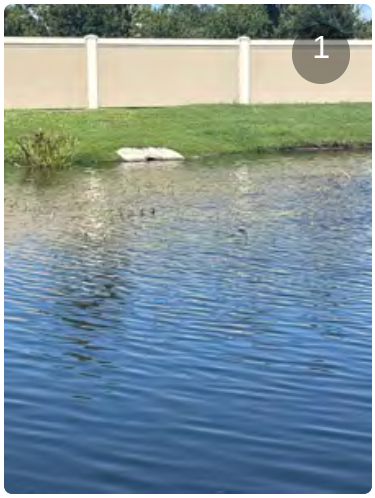




Issue 6

Assigned To: Advanced Aquatics

Noting knock back of beneficial plants in the middle of pond 14. Board direction is to continue to have beneficial vegetation along the shoreline but minimal in the middle of the pond.





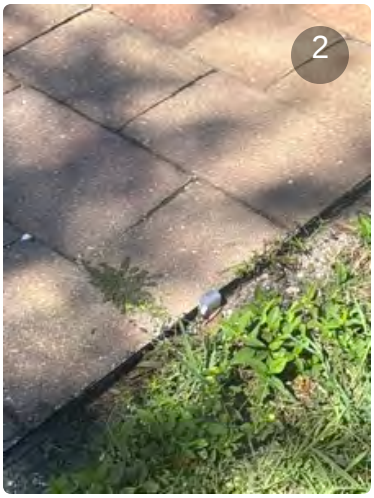
Issue 7

Assigned To: Pine Lake

Treat crack weeds in the pavers for the bench areas next to pond 14.

addressed on 10/14





Issue 8

Assigned To: Pine Lake

Remove any old wooden tree stakes as well as any braces found on Citrus Park Dr. medians or right of ways. **Will be addressed by maintenance crew on 10/21**







Windsor Place

Field Inspection Report - October 2026

Tuesday, 13 October 2026

Prepared For Board Of Supervisors

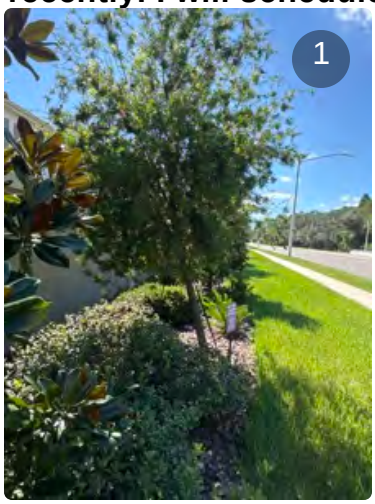
6 Issues Identified

6 Issues Incomplete

Issue 1

Assigned To: Pine Lake

Noting a couple leaning trees that need to straighten, especially the Bottlebrush near the entrance, on Citrus Park Dr. right of way.**- 2 of the 3 in question were restaked recently. I will schedule a date to install lodge poles for better support.**





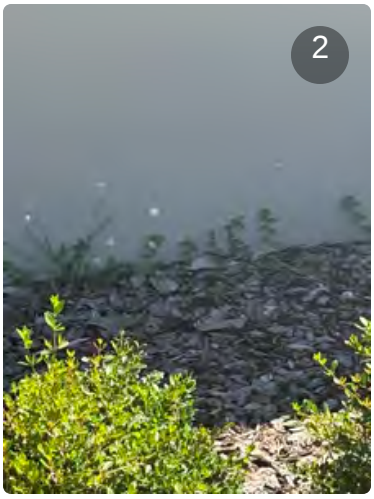


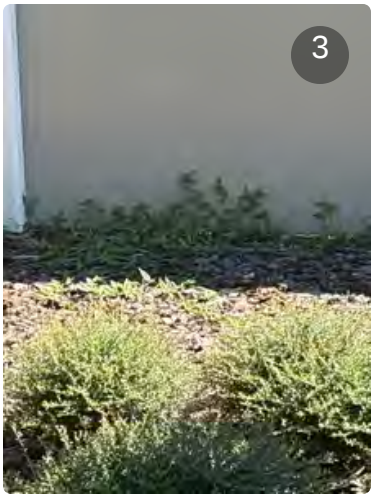
Issue 2

Assigned To: Pine Lake

Treat weeds in the beds along the perimeter wall on Citrus Park Dr. right of way. **-Will be addressed by maintenance crew on 10/21**







Issue 3

Assigned To: Pine Lake

Ensure soft edging is being completed every other service for the beds along Citrus Park Dr. right of way.**- should have been completed on 10/14 (post inspection) I will verify prior to meeting**





Issue 4

Assigned To: Pine Lake

Noting the approved drip line project for the drains has not been completed. What is the estimated completion date for this project? **Technicians will be onsite on 10/22 to make the correction**





Issue 5

Assigned To: Pine Lake

Ensure the drains along the perimeter wall on Citrus Park Dr. right of way are being cleared each service.**- Will be added to action items for maintenance crew**



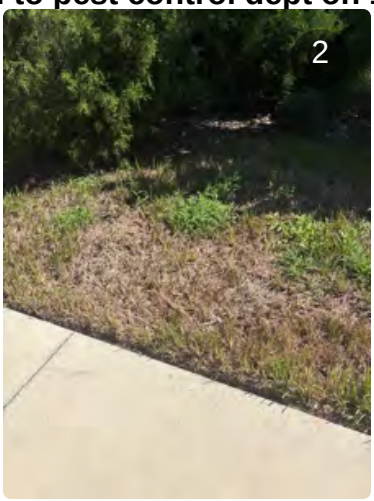


Issue 6

Assigned To: Pine Lake

Diagnose and treat an area of declining turf along the sidewalk of Citrus Park Dr.-**Work order submitted to pest control dept on 10/14**







Proposal #9906

Park Place CDD- Wire Tracking 9-26

Date 9/17/2026
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.

Zones found not operating during the September 2026 irrigation inspection. Clock 9 wire tracking is where new enhancement plantings are, all of the zones in that area do not work.

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Zone 14- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
		Clock 1:	$170.00

Clock 9

Items	Quantity	Unit	Price
Zone 14 to 18- Irrigation Labor Wire Tracking	10.00	Hr	$850.00
		Clock 9:	$850.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00
		Fuel Surcharge:	$10.20
		PROJECT TOTAL:	**$1,030.20**

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		**By**	
	Garrett Macgregor		**Park Place CDD**
Date	9/17/2026	**Date**	
	Pine Lake Services, LLC		

Pine Lake Services

JOB NAME: Park Place

Technician: Chris

Date: 9/8/26

Clock#1 Countryway & Citrus

EST#:

Clock: Hunter ACC2

Check Rain Sensor: Y / N

wired good

Job Number:Clock#1 Hawk Valley

EST#:

Clock: Hunter ACC

Check Rain Sensor: Y / N

wired good

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Drip/Mic	15	4						
2	Drip	45	2						
3	Drip	45	2			3-D			
4	Bubb	30	1						
5	Drip	45	2						
6	Drip	45	2						
7	Drip	45	2						
8	Drip/Mic	15	4						
9	Drip	45	2						
10	Drip	45	2						
11	Sprays	25	3						
12	Sprays	25	3						
13	Sprays	25	3						
14	Sprays	25	3				Alarm		
15	Sprays	25	3	1-N	2-S				
16									
17									
18									
19									
20									
21									
22									
23									
24									

	Starts			Days
1	7pm	Bubb		M,W,F,Su
2	7.45pm	Drip		Tu,Th,Sa
3	3am	Spra		M,W,F
4	5am	Flower		Daily
5	5am	New Sod		Daily

1-Completed

	Qty	
1		6" rotor head (Installed) $70.77
		Broken shrub riser (Installed) $25.32
		Straighten, Lower or Raise Head $18.13
		Drip line breaks $8.75
		Replace clogged nozzle $10.05
		Replace MP Rotator Nozzle $17.01
		Add 6" pop-up w/ pipe within 10' $55.00
		Add rotor w/ pipe within 10' $75.00
		Add bubbler within 10' $50.00
		Relocate head within 5' $40.00
		Replace solenoid $156.74
		Replace 1" valve (Installed) $406.92
		Replace 1.5" valve (Installed) $616.73
		Replace 2" valve (Installed) $851.05
		Repair 1/2" to 3/4" lateral line $71.73
		Repalr 1" to 1 /4" lateral line $93.94
		Repair 1 1/2" to 2" lateral line $158.63
		Wireless rain/freeze sensor $310.00
		Wired in rain/freeze sensor $125.00
		Rectangular valve box $140.00
		10" round valve box $60.00
		Maxi jet stakes, with nozzle $40.01
		MISC: $
		MISC: $

Page # ____of _____

	Pine Lake Services					Clock 2 exit of Windsor Place						
	JOB NAME: Park Place					EST#:				Job Number:Clock#1 Hawk Valley		
	Technician: Chris					Clock:	Hunter ACC2			EST#:		
	Date: 9/8/26					Check Rain Sensor: Y / N				Clock:	Hunter ACC	
						wireless	good			Check Rain Sensor: Y / N		
										wired	good	
Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	1	6" rotor head (Installed)	$70.77
1	Sprays	40	1								Broken shrub riser (Installed)	$25.32
2	Sprays	40	1								Straighten, Lower or Raise Head	$18.13
3	Sprays	40	1	1-N							Drip line breaks	$8.75
4											Replace clogged nozzle	$10.05
5											Replace MP Rotator Nozzle	$17.01
6											Add 6" pop-up w/ pipe within 10'	$55.00
7											Add rotor w/ pipe within 10'	$75.00
8											Add bubbler within 10'	$50.00
9											Relocate head within 5'	$40.00
10											Replace solenoid	$156.74
11											Replace 1" valve (Installed)	$406.92
12											Replace 1.5" valve (Installed)	$616.73
13											Replace 2" valve (Installed)	$851.05
14											Repair 1/2" to 3/4" lateral line	$71.73
15											Repalr 1" to 1 /4" lateral line	$93.94
16											Repair 1 1/2" to 2" lateral line	$158.63
17											Wireless rain/freeze sensor	$310.00
18											Wired in rain/freeze sensor	$125.00
19											Rectangular valve box	$140.00
20											10" round valve box	$60.00
21											Maxi jet stakes, with nozzle	$40.01
22											MISC:	$
23											MISC:	$
24												
	Starts					Days						
1	12am	Drio/Mic/Bubb				M,W,F,Su						
2												
3												
4												
5												

2. _____ Page # ____of _____

3. _____

4. _____

	Pine Lake Services						Clock 3 Exit Side						
	JOB NAME: Park Place						EST#:				Job Number:Clock#1 Hawk Valley		
	Technician: Chris						Clock:	Hunter ACC2			EST#:		
	Date: 9/8/26						Check Rain Sensor: Y / N				Clock:	Hunter ACC	
							wireless	good			Check Rain Sensor: Y / N		
											wired	good	
Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	1	6" rotor head (Installed)	$70.77	
1	Drip	15	1								Broken shrub riser (Installed)	$25.32	
2	Bubblers	15	1				1-B				Straighten, Lower or Raise Head	$18.13	
3	Bubblers	15	1								Drip line breaks	$8.75	
4	Drip	15	1			2-D					Replace clogged nozzle	$10.05	
5	Bubblers	15	1								Replace MP Rotator Nozzle	$17.01	
6	Drip	15	1								Add 6" pop-up w/ pipe within 10'	$55.00	
7	Bubblers	15	1								Add rotor w/ pipe within 10'	$75.00	
8	Drip	15	1								Add bubbler within 10'	$50.00	
9											Relocate head within 5'	$40.00	
10											Replace solenoid	$156.74	
11											Replace 1" valve (Installed)	$406.92	
12											Replace 1.5" valve (Installed)	$616.73	
13											Replace 2" valve (Installed)	$851.05	
14											Repair 1/2" to 3/4" lateral line	$71.73	
15											Repalr 1" to 1 /4" lateral line	$93.94	
16											Repair 1 1/2" to 2" lateral line	$158.63	
17											Wireless rain/freeze sensor	$310.00	
18											Wired in rain/freeze sensor	$125.00	
19											Rectangular valve box	$140.00	
20											10" round valve box	$60.00	
21											Maxi jet stakes, with nozzle	$40.01	
22											MISC:	$	
23											MISC:	$	
24													
	Starts					Days							
1	3am					M,Su							
2	10pm					Tu,F							
3													
4													
5													
1													
2_____												Page # ____of _____	
3._____													
4._____													

Pine Lake Services

JOB NAME: Park Place South Mobley
Technician: Chris
Date: 9/8/26

EST#:
Clock: Hunter ACC2
Check Rain Sensor: Y / N
wireless N

Job Number:Clock#1 Hawk Valley
EST#:
Clock: Hunter ACC
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15	Sprays	15	2	2-N					
16	Sprays	15	2						
17	Rotors	15	2						
18	Rotors	15	2						
19	Sprays	15	2	3-N					
20									
21									
22									
23									
24									

	Starts			Days
1				
2	7Pm			Mon,we'd,Fri
3				
4				
5				

1	6" rotor head (Installed) $70.77
	Broken shrub riser (Installed) $25.32
	Straighten, Lower or Raise Head $18.13
	Drip line breaks $8.75
	Replace clogged nozzle $10.05
	Replace MP Rotator Nozzle $17.01
	Add 6" pop-up w/ pipe within 10' $55.00
	Add rotor w/ pipe within 10' $75.00
	Add bubbler within 10' $50.00
	Relocate head within 5' $40.00
	Replace solenoid $156.74
	Replace 1" valve (Installed) $406.92
	Replace 1.5" valve (Installed) $616.73
	Replace 2" valve (Installed) $851.05
	Repair 1/2" to 3/4" lateral line $71.73
	Repalr 1" to 1 /4" lateral line $93.94
	Repair 1 1/2" to 2" lateral line $158.63
	Wireless rain/freeze sensor $310.00
	Wired in rain/freeze sensor $125.00
	Rectangular valve box $140.00
	10" round valve box $60.00
	Maxi jet stakes, with nozzle $40.01
	MISC: $
	MISC: $

2_____ Page # ____of _____

3._____

4._____

Pine Lake Services

JOB NAME: Park Place

Technician: Chris

Date: 9/8/26

Clock 4

EST#:

Clock: Rainbird

Check Rain Sensor: Y / N

wired good

Job Number:Clock#1 Hawk Valley

EST#:

Clock: Hunter ACC

Check Rain Sensor: Y / N

wired good

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Sprays	20	A						
2	Rotors	20	A		1-R				
3	Sprays	20	A						
4	Drip/Mic	15	B						
5	Sprays	20	A			1-3/4LL			
6	Spr/ Roto	15	B						
7	Rotors	30	A						
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

	Starts			Days
A	10pm			M W,F
B	5am			Tu,Th,Sa,Su
c				
D				

1	6" rotor head (Installed) $70.77
	Broken shrub riser (Installed) $25.32
	Straighten, Lower or Raise Head $18.13
	Drip line breaks $8.75
	Replace clogged nozzle $10.05
	Replace MP Rotator Nozzle $17.01
	Add 6" pop-up w/ pipe within 10' $55.00
	Add rotor w/ pipe within 10' $75.00
	Add bubbler within 10' $50.00
	Relocate head within 5' $40.00
	Replace solenoid $156.74
	Replace 1" valve (Installed) $406.92
	Replace 1.5" valve (Installed) $616.73
	Replace 2" valve (Installed) $851.05
	Repair 1/2" to 3/4" lateral line $71.73
	Repalr 1" to 1 /4" lateral line $93.94
	Repair 1 1/2" to 2" lateral line $158.63
	Wireless rain/freeze sensor $310.00
	Wired in rain/freeze sensor $125.00
	Rectangular valve box $140.00
	10" round valve box $60.00
	Maxi jet stakes, with nozzle $40.01
	MISC: $
	MISC: $

5

1

Page # ____of _____

3.___ _____

4._____

Pine Lake Services

JOB NAME: Park Place

Technician: Chris

Date: 9/8/26

Clock 5 Across from school

EST#:

Clock: Hunter XC Hybrid

Check Rain Sensor: Y / N

wireless Bad

Job Number:Clock#1 Hawk Valley

EST#:

Clock: Hunter ACC

Check Rain Sensor: Y / N

wired good

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Drip								
2	Bubblers								
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

	Starts			Days
1				
2				
3				
4				
5				

1	
3.	Clock is off will need new solar battery
4.	

1	6" rotor head (Installed) $70.77
	Broken shrub riser (Installed) $25.32
	Straighten, Lower or Raise Head $18.13
	Drip line breaks $8.75
	Replace clogged nozzle $10.05
	Replace MP Rotator Nozzle $17.01
	Add 6" pop-up w/ pipe within 10' $55.00
	Add rotor w/ pipe within 10' $75.00
	Add bubbler within 10' $50.00
	Relocate head within 5' $40.00
	Replace solenoid $156.74
	Replace 1" valve (Installed) $406.92
	Replace 1.5" valve (Installed) $616.73
	Replace 2" valve (Installed) $851.05
	Repair 1/2" to 3/4" lateral line $71.73
	Repalr 1" to 1 /4" lateral line $93.94
	Repair 1 1/2" to 2" lateral line $158.63
	Wireless rain/freeze sensor $310.00
	Wired in rain/freeze sensor $125.00
	Rectangular valve box $140.00
	10" round valve box $60.00
	Maxi jet stakes, with nozzle $40.01
	MISC: $
	MISC: $

Page # ____of _____

Pine Lake Services

JOB NAME: Park Place

Technician: Chris

Date: 9/8/26

Clock:

EST#: Clock 6

Clock: Hunter Pro C

Check Rain Sensor: Y / N

wired good

Job Number:Clock#1 Hawk Valley

EST#:

Clock: Hunter ACC

Check Rain Sensor: Y / N

wired good

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Drip	40							
2	Sprays	20							
3	Sprays	20							
4	Drip	15				1-DFeeder 3/4			
5	Bubblers	15							
6	Drip	15							
7	Drip	15							
8	Sprays	15		1-N					
9	Bubblers	15							
11	Drip	15							
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

	Starts					Days			
1	9pm					W,Sa			
2									
3									
4									
5									

1	6" rotor head (Installed) $70.77
	Broken shrub riser (Installed) $25.32
	Straighten, Lower or Raise Head $18.13
	Drip line breaks $8.75
	Replace clogged nozzle $10.05
	Replace MP Rotator Nozzle $17.01
	Add 6" pop-up w/ pipe within 10' $55.00
	Add rotor w/ pipe within 10' $75.00
	Add bubbler within 10' $50.00
	Relocate head within 5' $40.00
	Replace 1" valve (Installed) $406.92
	Replace 1.5" valve (Installed) $616.73
	Replace 2" valve (Installed) $851.05
	Repair 1/2" to 3/4" lateral line $71.73
	Repalr 1" to 1 /4" lateral line $93.94
	Repair 1 1/2" to 2" lateral line $158.63
	Wireless rain/freeze sensor $310.00
	Wired in rain/freeze sensor $125.00
	Rectangular valve box $140.00
	10" round valve box $60.00
	Maxi jet stakes, with nozzle $40.01
	MISC: $
	MISC: $

1

2_____

3._____

4._____

Page # ____of _____

Pine Lake Services

JOB NAME: Park Place
Technician: Chris
Date:9/15/26
Gtae code#0214

Clock:
EST#: Clock 7
Clock: Hunter I Core
Check Rain Sensor: Y / N
wireless bad

Job Number:Clock#1 Hawk Valley
EST#:
Clock: Hunter ACC
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	1
1	Rotors	20	A							
2	Rotors	30	A						Has been change	
3	Spr/Roto	15	B						Has been change	
4	Sprays	15	B							
5	Sprays	15	B							
6	Sprays	30	A	3-N	1-S					
7	Sprays	30	A							
8	Rotors	40	A							
9	Spra/Roto	30	A							
10	Sprays	45	A	1-N						
11	Rotors	45	A							
12	Rotors	45	A							
13	Rotors	45	A							
14	Sprays	30	A							
15		0								
16	Rotors	0								
17	Sprays	0								
18		0								
19		60								
20										
21										
22										
23										
24										

	Starts			Days
1	7pm			Tu,F,Su
2	5am			Daily
3				
4				
5				

Broken shrub riser (Installed)	$25.32
Straighten, Lower or Raise Head	$18.13
Drip line breaks	$8.75
Replace clogged nozzle	$10.05
Replace MP Rotator Nozzle	$17.01
Add 6" pop-up w/ pipe within 10'	$55.00
Add rotor w/ pipe within 10'	$75.00
Add bubbler within 10'	$50.00
Relocate head within 5'	$40.00
Replace solenoid	$156.74
Replace 1" valve (Installed)	$406.92
Replace 1.5" valve (Installed)	$616.73
Replace 2" valve (Installed)	$851.05
Repair 1/2" to 3/4" lateral line	$71.73
Repalr 1" to 1 /4" lateral line	$93.94
Repair 1 1/2" to 2" lateral line	$158.63
Wireless rain/freeze sensor	$310.00
Wired in rain/freeze sensor	$125.00
Rectangular valve box	$140.00
10" round valve box	$60.00
Maxi jet stakes, with nozzle	$40.01
MISC:	$
MISC:	$

1
2
3.
4.

Page # ____of _____

Pine Lake Services

JOB NAME: Park Place
Technician: Chris
Date:9/15/26

Clock:8 Phase 1
EST#: Clock 8
Clock: Hunter I Core
Check Rain Sensor: Y / N
wireless bad

Job Number:Clock#1 Hawk Valley
EST#:
Clock: Hunter ACC
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	1
1	Sprays	30	A	1-N						
2	Sprays	30	A	1-N						
3	Rotors	30	A							
4	Rotors	0_30_3	A,B,C							
5	Sprays	10_15	A							
6	Sprays	10_15	A							
7	Sprays	30	A							
8		30	A							
9	Rotors	30	A		1-R					
10	Rotors	25	A							
11	Sprays	10_20	A,B							
12	Node	Am 20 min							Adjust sprays	
13	Node	Am 20 min				2-LL 3/4				
14	Node	Am 20 min		5-N						
15	Node	Am 20 min								
16	Node	Am 20 min								
17	Node	Am 20 min								
18										
19										
20										
21										
22										
23										
24										

	Starts			Days
A	6PM			We'd/sat
B	7:46PM			We'd/sat
C	9:10PM			Daily
D	NODEs			Tue Thur sat
E				

1	New NODEs installed
2	
3.	
4.	

Broken shrub riser (Installed)	$25.32
Straighten, Lower or Raise Head	$18.13
Drip line breaks	$8.75
Replace clogged nozzle	$10.05
Replace MP Rotator Nozzle	$17.01
Add 6" pop-up w/ pipe within 10'	$55.00
Add rotor w/ pipe within 10'	$75.00
Add bubbler within 10'	$50.00
Relocate head within 5'	$40.00
Replace solenoid	$156.74
Replace 1" valve (Installed)	$406.92
Replace 1.5" valve (Installed)	$616.73
Replace 2" valve (Installed)	$851.05
Repair 1/2" to 3/4" lateral line	$71.73
Repalr 1" to 1 /4" lateral line	$93.94
Repair 1 1/2" to 2" lateral line	$158.63
Wireless rain/freeze sensor	$310.00
Wired in rain/freeze sensor	$125.00
Rectangular valve box	$140.00
10" round valve box	$60.00
Maxi jet stakes, with nozzle	$40.01
MISC:	$
MISC:	$

Page # ____of _____

Pine Lake Services

JOB NAME: Park Place
Technician: Chris
Date:9/15/26

Clock:8 Phase 1
EST#: Clock 8
Clock: Hunter I Core
Check Rain Sensor: Y / N
wireless NA

Job Number:Clock#1 Hawk Valley
EST#:
Clock: Hunter ACC
Check Rain Sensor: Y / N
wired good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	rotors	20	1						
2	Rotors	20	2						
3	Sprays	15	2						
4	Sprays	15	2-4						
5	Sprays	15	2-4						
6	Sprays	15	2	3-N					
7	Sprays	15	2						
8	Rotors	20	1-3						
9	Sprays	15	2						
10	Sprays	15	2						
11	Sprays	15	2						
12			1						
13	Sprays	15	2						
14	Sprays	15	2						
15	Sprays	15	2						
16			1						
17	Sprays	15	2						
18	Rotors	20	1						
19	Sprays	15	2		1-S				
20			2						
21	ors/SPRA	15	2-4						
22	Sprays	15	2-4						
23	Rotors	20	1						
24	Sprays	20	1			1-1/2LL			

	Starts		Days
A	6Pm	20m	We'd/sat
B	1041pm	15m	We'd/sat
C	507am	5m	Thur/sun
D	515Am	10m	Daily
E			
1			
2			
3.			
4.			

1	6" rotor head (Installed)	$70.77
	Broken shrub riser (Installed)	$25.32
	Straighten, Lower or Raise Head	$18.13
	Drip line breaks	$8.75
	Replace clogged nozzle	$10.05
	Replace MP Rotator Nozzle	$17.01
	Add 6" pop-up w/ pipe within 10'	$55.00
	Add rotor w/ pipe within 10'	$75.00
	Add bubbler within 10'	$50.00
	Relocate head within 5'	$40.00
	Replace solenoid	$156.74
	Replace 1" valve (Installed)	$406.92
	Replace 1.5" valve (Installed)	$616.73
	Replace 2" valve (Installed)	$851.05
	Repair 1/2" to 3/4" lateral line	$71.73
	Repalr 1" to 1 /4" lateral line	$93.94
	Repair 1 1/2" to 2" lateral line	$158.63
	Wireless rain/freeze sensor	$310.00
	Wired in rain/freeze sensor	$125.00
	Rectangular valve box	$140.00
	10" round valve box	$60.00
	Maxi jet stakes, with nozzle	$40.01
	MISC:	$
	MISC:	$

Page # ____ of _____

	Pine Lake Services						Clock:9 Phase 1							
	JOB NAME: Park Place						EST#: Clock 9				Job Number:Clock#1 Hawk Valley			
	Technician: Chris						Clock:	Hunter I Core			EST#:			
	Date:9/15/26						Check Rain Sensor: Y / N				Clock:	Hunter ACC		
							wireless		NA		Check Rain Sensor: Y / N			
											wired	good		
Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	1	6" rotor head (Installed)	$70.77		
25	Sprays	15	2								Broken shrub riser (Installed)	$25.32		
26	Rotors	20	1								Straighten, Lower or Raise Head	$18.13		
27	Bubbler	15	2								Drip line breaks	$8.75		
28	Sprays	15	2								Replace clogged nozzle	$10.05		
29	Rotors	20	1								Replace MP Rotator Nozzle	$17.01		
30	Rotors	20	1								Add 6" pop-up w/ pipe within 10'	$55.00		
31		15	2								Add rotor w/ pipe within 10'	$75.00		
32	Sprays	15	2-4		1-S						Add bubbler within 10'	$50.00		
33	Sprays	15	2		1-S						Relocate head within 5'	$40.00		
34	Sprays	15	1								Replace solenoid	$156.74		
35	Rotors	20	2								Replace 1" valve (Installed)	$406.92		
36	Rotors	20	3								Replace 1.5" valve (Installed)	$616.73		
37	Sprays	15	1								Replace 2" valve (Installed)	$851.05		
38	Sprays	15	2								Repair 1/2" to 3/4" lateral line	$71.73		
39	Sprays	15	1								Repalr 1" to 1 /4" lateral line	$93.94		
40	Rotors	20	1								Repair 1 1/2" to 2" lateral line	$158.63		
41	Sprays	15	2								Wireless rain/freeze sensor	$310.00		
42	Sprays	15	2	4-N							Wired in rain/freeze sensor	$125.00		
43	Sprays	15	2								Rectangular valve box	$140.00		
44	Sprays	15	2								10" round valve box	$60.00		
45	Sprays	15	2								Maxi jet stakes, with nozzle	$40.01		
46	Drip	15	5								MISC:	$		
47	Sprays	15	2								MISC:	$		
49	Rotors	20	1											
50	Sprays	15	2											
51	Rotors	20	1											
52	Sprays	15	2											
53	Rotors	20	1											
	Starts					Days								
A	6pm	20m				We'd/sat								
B	1041pm	15m				We'd/Sat								
C	507am	5m				Thur/sun								
D	515Am	10m				Daily								
E	NODE new enhancement 2x daily 11pm.9am 15 mins													
Mainline leak on racetrack road. Center island will need to try to find the shut off. Tried all meters, nothing shut it off. Could possibly be county water have to investigate more														
New plant material installed. Will need wire tracking complete in an area or propose a new clock for all nodes in center island Page # ____of _____														
3._____														
4._____														

INFRAMARK

PROPERTY MAINTENANCE PROPOSAL

MONUMENT FASCIA

Replacement & Painting

PREPARED FOR

Park Place CDD

Attention: Gabe Montagna

DATE

October 6, 2026

INSPECTION FINDINGS

Our inspection identified extensive rot affecting the wood fascia on four entryway monuments. Deterioration may extend beyond visible openings and behind the painted fascia surfaces. Complete replacement of the affected boards is necessary to fully address the deteriorated fascia; surface patching alone would leave compromised material in place.

SCOPE OF WORK

• Remove and dispose of approximately 50 linear feet of deteriorated 1×4 fascia across the four entryway monuments.

• Inspect exposed backing and attachment areas after removal. Document any concealed deterioration before installing replacement fascia.

• Install exterior-rated 1×4 wood fascia to match the existing configuration. Prime exposed wood and cut ends, caulk joints and fastener holes, and apply two finish coats of exterior paint to match.

• Clean the work areas and remove project debris upon completion.

TOTAL PROPOSAL

Lump sum • Labor, materials and disposal included

$728.00

Paint match: Please provide the existing paint brand, exact color code and sheen before paint is purchased.

Concealed conditions: Price covers the fascia replacement described above. Any concealed rot in backing or structural components will be documented and submitted for approval and separate pricing before additional repairs proceed.

Scheduling: Coordinate upon approval, weather permitting.

Authorized signature / printed name

Date

ENTRYWAY MONUMENTS

Inspection photos documenting existing fascia conditions. Scope includes affected fascia on four entryway monuments.



01 | Existing fascia deterioration



02 | Monument overview



03 | Fascia joints and openings

INFRAMARK
Community Infrastructure Support

PROPOSAL

PARK PLACE CDD

South Mobley - Dentist Office

Sidewalk Panel Demolition & Optional Sod Restoration

CLIENT	**Park Place CDD**	PROPOSAL DATE	**October 6, 2026**
ATTENTION	**Howard Neal**	PROJECT AREA	**20 panels / approx. 500 SF**

PROPOSED SCOPE

Remove the remaining twenty (20) 5 ft x 5 ft concrete sidewalk panels at the South Mobley dentist office area. Pricing is separated so Park Place CDD may authorize demolition/site preparation only or include sod restoration.

LINE ITEM / DESCRIPTION	PRICE
1. Concrete Panel Demolition, Haul-Off & Site Preparation Demolish and remove twenty (20) existing 5 ft x 5 ft sidewalk panels; haul all concrete and debris off-site; rough-grade the former sidewalk footprint and leave approximately 500 SF ready for landscape restoration.	**$2,400.00**
2. Optional Sod Restoration Furnish and install sod throughout the former sidewalk footprint, including final prep, placement, and cleanup.	**$1,000.00**
TOTAL IF BOTH LINE ITEMS ARE AUTHORIZED	**$3,400.00**

APPROVAL OPTIONS

Line Item 1 only: $2,400.00 - area left prepared for the District's landscaping contractor.

Line Items 1 + 2: $3,400.00 - includes complete sod restoration by Inframark.

Concrete replacement is not included.

AUTHORIZATION

Authorized Representative _____ Date _____

Proposal #9960

Park Place - Highland Park bus stop Landscape Enhancement - Alternate 8.3.26

Date 9/22/2026
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 - Highland Park bus stop Landscape Enhancement - Alternate 8.3.26

Remove existing plants and mulch - Install Podocarpus only - in a single row - Mulch - Irrigation adjustments for new plant material.



Demo and Prep

Demo and Prep

Items	Quantity	Unit
Demo and Prep:		$360.00

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Copper Plants	24.00	EA

Plant Material Install: $582.00

Mulch Install

Items	Quantity	Unit
Mulch Pine Bark 3 CuFt Bag	20.00	EA

Mulch Install: $228.80

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Misc Fittings	1.00	Dollars

Irrigation Enhancement: $209.41

PROJECT TOTAL: **$1,380.21**

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		**By**	
	Roger Chatleain		**Park Place CDD**
Date	9/22/2026	**Date**	
	Pine Lake Services, LLC		

SERVICE PROPOSAL

Dog Waste Station Maintenance

Submitted by:
Tampa Cleaning FL, LLC
Windsor Place Circle
TampaCleaningFL@gmail.com
727-657-8338

Submitted to:
Park Place Community Development District

Scope of Services

Tampa Cleaning FL, LLC proposes to provide ongoing maintenance for the dog waste stations located throughout the Park Place Community.

Services will include:

- Servicing all 17 dog waste stations twice per week
- Emptying and replacing the waste-bin liners
- Removing and properly disposing of all collected waste
- Cleaning and maintaining the immediate area around each station as needed
- Restocking each station with dog waste bags
- Providing all dog waste bags and necessary servicing supplies
- Reporting any damaged or malfunctioning stations observed during service

Service Frequency

Service will be performed **two times per week** on regularly scheduled service days.

Monthly Service Fee

The total fee for the services described above will be:

$535.00 per month

The monthly rate includes labor, disposal, dog waste bags, replacement liners, and routine servicing supplies.

Terms

Services will begin on a mutually agreed-upon date. Billing will be issued monthly. Any work outside the scope described in this proposal must be approved separately by Park Place Community Development District.

Thank you for the opportunity to provide professional and dependable service to the Park Place Community.

Proposal Acceptance

By signing below, the authorized representative acknowledges and accepts the services and pricing outlined in this proposal.

Park Place Community Development District

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

Tampa Cleaning FL, LLC

Authorized Representative: Leah Hill

Signature: *Leah Hill*

Date: 7/14/2026

Docusign Envelope ID: 662D5C65-38AD-80C3-83DB-4E4BF29991DC

PARK PLACE CDD

OAK TREE REMOVAL & WINGED ELM REPLACEMENT

Turnkey Tree Removal + Winged Elm Replacement Proposal

CLIENT	PROJECT	PROPOSAL DATE
PARK PLACE CDD Managed by Inframark	**MANDOLIN ESTATES** **11601 Renaissance View Ct**	**SEPTEMBER 29, 2026**

1 OAK TREE	$2,500	$3,300
CUL-DE-SAC LOCATION	REMOVE / GRIND / HAUL	TOTAL INVESTMENT

Removal, stump/root grinding, disposal, and Winged Elm installation at the listed site.

Docusign Envelope ID: 662D5C65-38AD-80C3-83DB-4E4BF29991DC

PROJECT OVERVIEW

Core X Construction LLC proposes to remove the existing oak tree located in the cul-de-sac in front of 11601 Renaissance View Ct, Tampa, FL 33626, within Mandolin Estates for Park Place CDD, and install one (1) Winged Elm (Ulmus alata) a few feet from the original tree location.

11601	ROOT IMPACT	$3,300
RENAISSANCE VIEW CT	SIDEWALK FOOTPRINT	FIXED PRICE

SCOPE OF WORK

- Remove the existing oak tree at the documented cul-de-sac location and haul away resulting tree debris.
- Grind/remove the stump and accessible surface roots within the immediate affected work area, including roots exposed throughout the sidewalk footprint.
- Remove grinding debris and leave the tree-removal work area ready for subsequent site restoration and sidewalk work.
- Furnish and install one (1) Winged Elm (Ulmus alata) a few feet from the original tree location, subject to field coordination and applicable clearance requirements.
- Provide initial backfill/soil work, stabilization as required, and final cleanup of the immediate tree-installation area.

PROJECT INVESTMENT

PRODUCT / SERVICE	QTY	PRICE	TOTAL
Oak Tree Removal / Stump & Root Grinding / Haul-Off	1 LS	$2,500.00	**$2,500.00**
Winged Elm (Ulmus alata) - Furnish & Install	1 EA	$800.00	**$800.00**

TOTAL INVESTMENT **$3,300.00**

PERMIT COORDINATION

Because the existing oak is affecting the adjacent sidewalk area and may present a pedestrian safety concern, we recommend that an Inframark/CDD representative contact Hillsborough County directly regarding removal authorization. In our experience, the most efficient process is typically to call the County, explain the sidewalk and gutter impact, and send photographs documenting the condition. The County can often provide the applicable permit or removal authorization immediately after reviewing the information. Final requirements and approval remain at the County's discretion.

PROJECT TERMS

- Tree removal will begin only after required County authorization/permit direction has been received by Inframark/CDD.
- Pricing assumes normal access to the documented tree location. Hidden utilities, irrigation, or concealed conditions requiring additional work are excluded unless added in writing.
- Concrete sidewalk replacement is not included in this tree proposal.

ACCEPTANCE & AUTHORIZATION

Signed by: Howard Neal 156F2B8FC8CD4FB... — 9/29/2026

Cathy Powell

Authorized Representative: Howard Neal

DocuSigned by: Cathy Powell BEF1BAE3895D4E4... — Signature

Date: 9/30/2026

Docusign Envelope ID: 662D5C65-38AD-80C3-83DB-4E4BF29991DC

SITE CONDITION PHOTO DOCUMENTATION

The single site photograph captures the mature oak, exposed roots, removed sidewalk footprint, and curb relationship in one view.



Full site view - mature oak positioned directly beside the sidewalk alignment, with extensive exposed root growth visible throughout the excavated walkway area.



Enlarged detail - exposed root mass extending through the former sidewalk footprint.



Enlarged detail - trunk base and root flare immediately adjacent to the curb and pedestrian path.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

PARK PLACE

SIDEWALK REPAIR PROGRAM

Final Not-To-Exceed Authorization

CLIENT / DISTRICT	PROJECT BASIS	FINAL NTE
PARK PLACE	SEP. 9 PROPOSALS + SEP. 22 FIELD REVIEW	$24,000.00

50.5	5	35
FULL PANEL EQUIV.	DEMO + SOD PANELS	GRIND LOCATIONS @ $48

FINAL SCOPE ADJUSTMENTS

1 SOUTH MOBLEY REVISION

5 panels previously scheduled for full replacement will be **demolished and removed only**, followed by sod restoration. Pricing is revised to 50% of the panel rate plus $600 for sod and labor.

2 SEPT. 22 ADDITIONAL REPAIRS

9.5 additional panel equivalents will be completed: 4 panels at **11628 Greensleeve Ave** and 5.5 panels at **11620 Renaissance View Ct**. Both full stretches are included with no increase above the approved NTE.

PROJECT BUDGET RECONCILIATION

Original approved replacement proposals	$19,550.00
South Mobley scope revision	-$462.50
Grinding: 35 locations x $48	+$1,680.00
Additional 9.5 panel equivalents	+$4,037.50
NTE price adjustment	-$805.00
FINAL AUTHORIZED NOT-TO-EXCEED	**$24,000.00**



11628 Greensleeve Ave
4-panel stretch with horizontal and vertical displacement from adjacent oak roots.



11620 Renaissance View Ct
5.5-panel stretch with vertical and horizontal displacement from the adjacent oak tree.

FINAL BOARD AUTHORIZATION

Approval authorizes the revised sidewalk repair program described above, including the South Mobley demo/sod modification, 35 grinding locations, and the two additional full panel stretches, for a total project amount **not to exceed $24,000.00**.

AUTHORIZED REPRESENTATIVE	DATE	APPROVAL
Cathy Powell	9/23/2026	DocuSigned by: Cathy Powell BEF1BAE3895D4E4...

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

PARK PLACE SIDEWALK INSPECTION

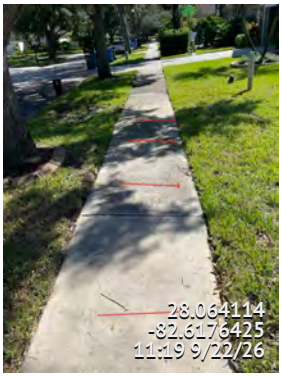
Tuesday, September 22, 2026

Prepared For Board Of Directors

2 Items Identified

Gabe Montagna
Inframark

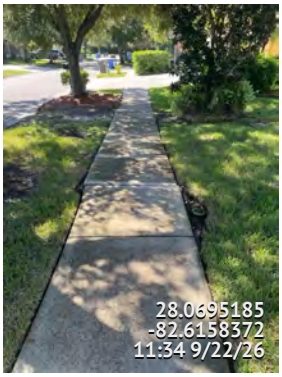
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 1- 11628 Greensleeve Ave

Assigned To Board Of Directors

This section of 4 panels have a lot of horizontal and vertical displacement caused by root from adjacent oak tree.



Item 2- 11620 Renaissance View Ct

Assigned To Board Of Directors

These 5.5 panels have vertical and horizontal displacement caused by the adjacent oak tree.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

INFRAMARK®

PROPOSAL

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

HIGHLAND PARK SIDEWALK INSPECTION

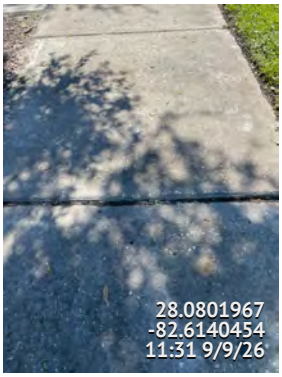
Wednesday, September 9, 2026

Prepared For Board Of Directors

24 Items Identified

Gabe Montagna
Inframark

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 1- Across From The Community Park

Assigned To Inframark

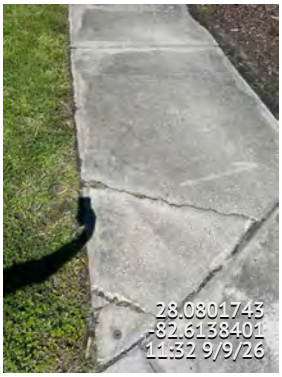
Grind



Item 2- Across From The Community Park

Assigned To Inframark

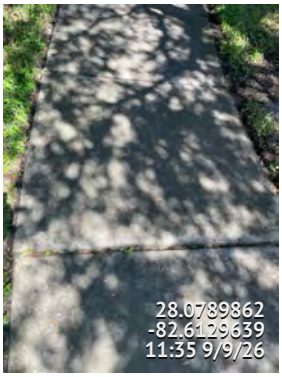
Grind



Item 3- Across From The Community Park

Assigned To Inframark

Replace

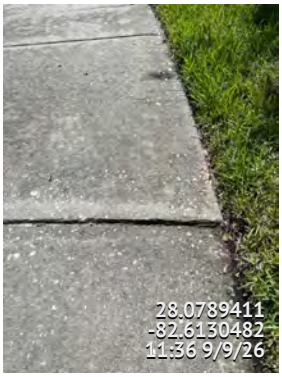


Item 4- Gate Entrance The Manors

Assigned To Inframark

Replace

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 9- 14632 Canopy Dr

Assigned To Inframark

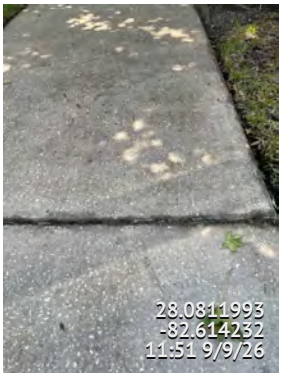
Grind



Item 10- 14743 Canopy Dr

Assigned To Inframark

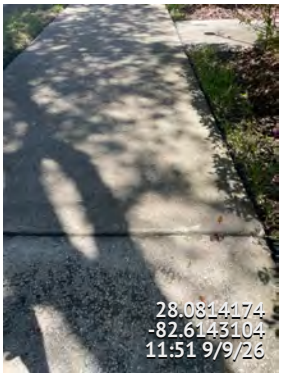
Two panel replacements



Item 11- 14745 Canopy Dr

Assigned To Inframark

Grind



Item 12- 14751 Canopy Dr

Assigned To Inframark

Grind

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 13- 14751 Canopy Dr

Assigned To Inframark

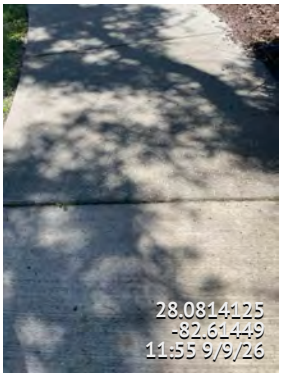
Grind



Item 14- 14755 Canopy Dr

Assigned To Inframark

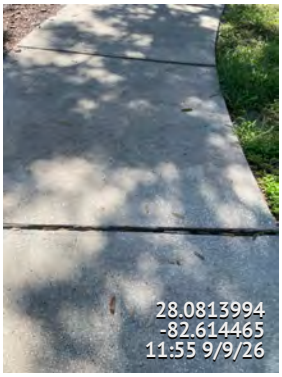
Grind



Item 15- Pump Room Community Park

Assigned To Inframark

Grind



Item 16- Pump Room Community Park

Assigned To Inframark

Grind

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 17- Pump Room Community Park

Assigned To Inframark

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

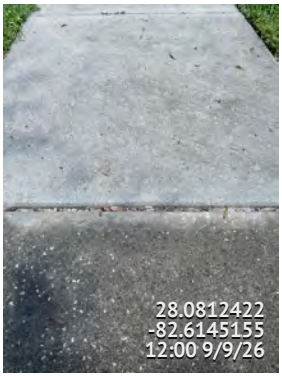
Panel replacement



Item 18- Pump Room Community Park

Assigned To Inframark

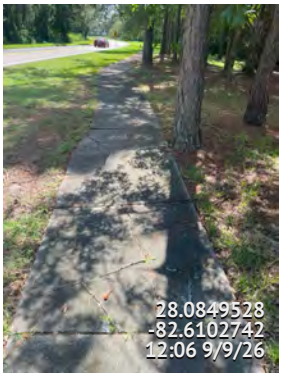
Grind



Item 19- Pump Room Community Park

Assigned To Inframark

Grind



Item 20- Dentist Office South Mobley

Assigned To Inframark

4 panel replacements

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

INFRAMARK®

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

PROJECT SNAPSHOT

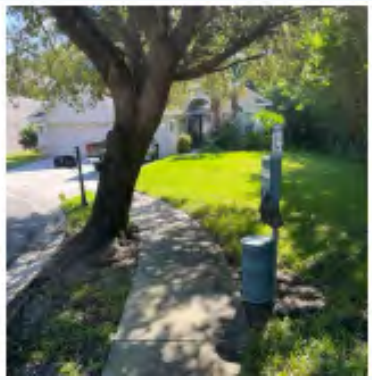
September 9, 2026 Inframark sidewalk inspection - replacement scope for **Mandolin Estates**. This proposal addresses replacement panels only; grinding locations remain outside this contracted scope.

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

INFRAMARK

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

MANDOLIN ESTATES SIDEWALK INSPECTION

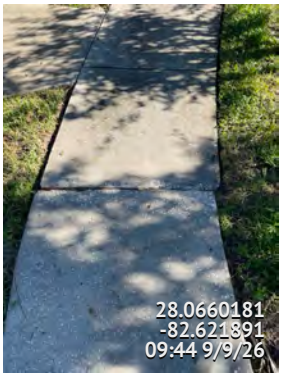
Wednesday, September 9, 2026

Prepared For Board Of Directors

21 Items Identified

Gabe Montagna
Inframark

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 5- 11401 Minaret Dr

Assigned To Inframark

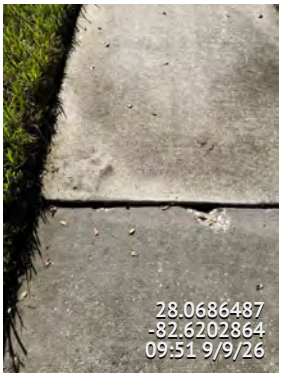
Replace



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

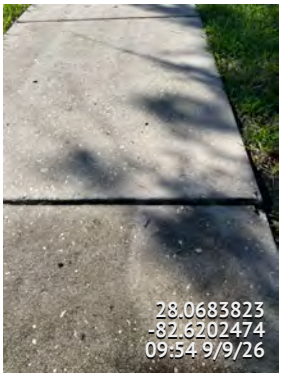
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 9- Across From 11401 Minaret Dr

Assigned To Inframark

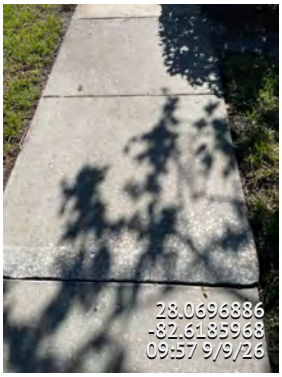
Replace



Item 10- 11403 Minaret Dr

Assigned To Inframark

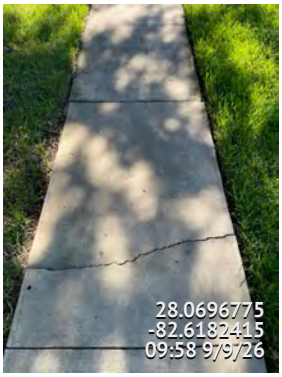
Grind



Item 11- 11648 Renaissance View Ct

Assigned To Inframark

Replace



Item 12- 11644 Renaissance View Ct

Assigned To Inframark

Replace

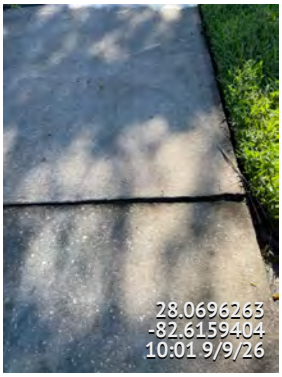
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 13- 11632 Renaissance View Ct

Assigned To Inframark

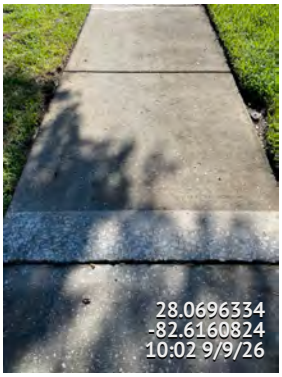
Grind



Item 14- Across From 11621 Renaissance View Ct

Assigned To Inframark

Grind



Item 15- Across From 11621 Renaissance View Cr

Assigned To Inframark

Replace



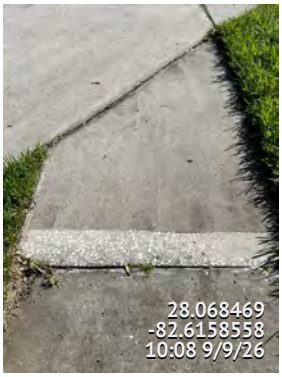
Item 16- 11602/ 11601 Renaissance View Ct

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 21- 11651 Renaissance View Ct

Assigned To Inframark

Replace

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

INFRAMARK®

PROPOSAL

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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.

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

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

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D

MANDOLIN RESERVE SIDEWALK INSPECTION

Wednesday, September 9, 2026

Prepared For Board Of Directors

15 Items Identified

Gabe Montagna
Inframark

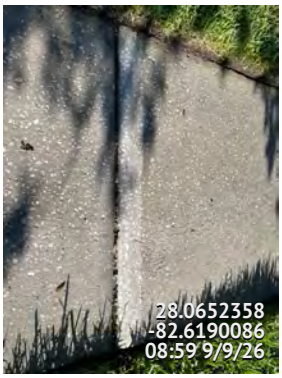
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 1- 11222 Cavalier PL

Assigned To Inframark

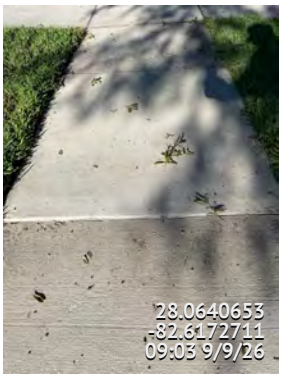
Replace



Item 2- 11226 Cavalier Pl

Assigned To Inframark

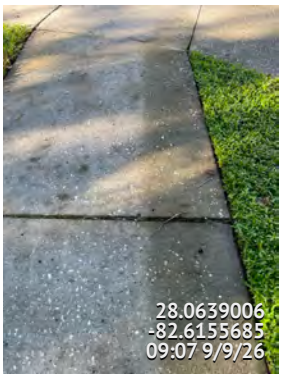
Grind one more time



Item 3- 11624 Greensleeve Ave

Assigned To Inframark

Grind



Item 4- 11602 Greensleeve Ave

Assigned To Inframark

Grind

Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 5- 11602 Greensleeve Ave

Assigned To Inframark

Replace



Item 6- 11602 Greensleeve Ave

Assigned To Inframark

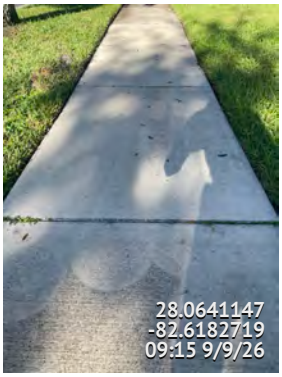
Grind



Item 7- 11605 Greensleeve Ave

Assigned To Inframark

Grind

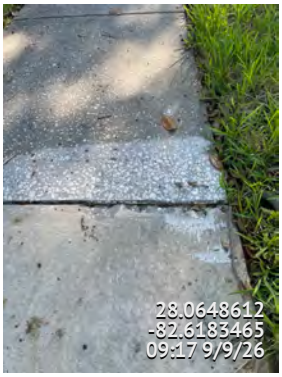


Item 8- 11635 Greensleeve Ave

Assigned To Inframark

Grind

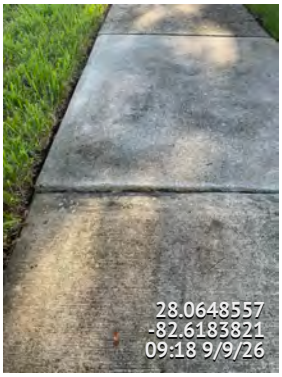
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



Item 9- 11614 WhiteRook Ct

Assigned To Inframark

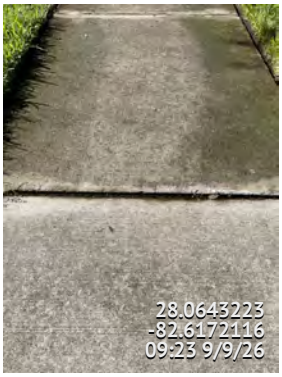
Grind one more time



Item 10- 11611 WhiteRook Ct

Assigned To Inframark

Grind



Item 11- Across 11201 Blacksmith DR

Assigned To Inframark

Grind

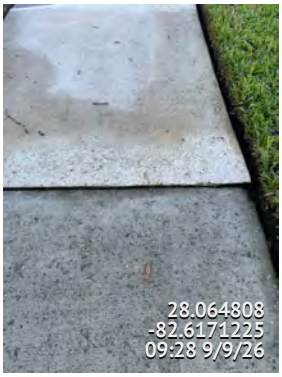


Item 12- Crosswalk Across From 11201 Blacksmith Dr

Assigned To Inframark

Grind one more time

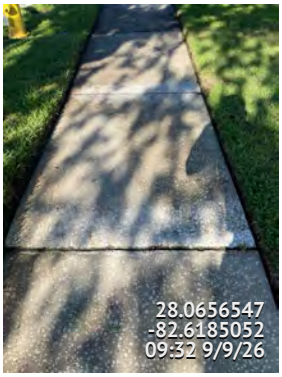
Docusign Envelope ID: D39E175D-B378-8EE4-83D0-8117C1A6A30D



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