

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 17, 2016**

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AGENDA FEBRUARY 17, 2016 at 4:00 p.m.

The Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Doris Cockerell David Bly Erica Lavina J.C. Lazaro Tony Jones
<b>District Manager</b>	Meritus Districts	Brian Lamb Brian Howell
<b>District Attorney</b>	Straley & Robin, PA	John Vericker
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

## The District Agenda is comprised of four different sections:

The meeting will begin at **4:00 p.m.** with the first section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The next section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The next section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The next section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

February 17, 2016

Board of Supervisors  
**Park Place Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Place Community Development District will be held on **Wednesday, February 17, 2016 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, Florida 33626. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. SUPERVISOR REQUESTS AND AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
  - A. District Engineer
  - B. District Counsel
  - C. District Manager Report
    - i. Staff Task List .....Tab 01
    - ii. Future Landscape Proposal.....Tab 02
    - iii. Mandolin Estates & Reserves Fixtures Replacement .....Tab 03
  - D. Field Inspection Reports .....Tab 04
- 4. BUSINESS ITEMS**
  - A. General Matters of the District
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting January 20, 2016 .....Tab 05
  - B. Consideration of Operation & Maintenance Expenditures (Admin) February .....Tab 06
  - C. Consideration of Operation & Maintenance Expenditures (Highland Park) Feb... .....Tab 07
  - D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) Feb ....Tab 08
  - E. Review of Financial Statements Month Ending December 31, 2015 .....Tab 09
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb  
District Manager

## Action Item Template

**Date** February 1, 2016

**District** Park Place

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Parking Map	TS	Jan	Feb meeting		done	Email update provided to BOS.
2	Reserve Study	BH	Sept	Feb Meeting		open	Board will review at meeting.
4	FHP Patrols	BH	Jan	Feb meeting		done	Lined up and will start shifts week of 2/15 or earlier.
5	Mandolin Estates & Reserves Lighting	BH	Feb	Feb		done	Proposal in book
6	Landscape enhancements	BH	Jan	Feb meeting		open	Scheduled.-Valley Crest to update at meeting.
7							
8							
8							

## Proposal for Extra Work at Park Place - Racetrack Road

Property Name	Park Place - Racetrack Road	Contact	Brian Howell
Property Address	11740 Casa Lago Ln Tampa, FL 33618	To	Park Place CDD-Highland Park
		Billing Address	5680 W. Cypress St., Suite A Tampa, FL 33607

Project Name      New Floratam Sod and Irrigation Installation

Project Description   Landscape Enhancement

### Scope of Work

Provide landscape enhancement in area as indicated on attached aerial photo from the West side of Lake Dagny Court (Outside fence along Race Track Road) to approximately 50' past traffic light at Waterchase entrance. Enhancement to include the removal and disposal of existing / unwanted turf, install new irrigation zones, including all material listed below to adequately water newly installed Floratm sod, re grade area and install new Floratam sod. The above mentioned includes the installation of the following.

QTY	UoM/Size	Material/Description	Unit Price	Total
35,100.00	SQUARE FEET	Floratam Sod	\$ .77	\$26,998.92
1.00	LUMP SUM	Irrigation Retro Fit to Include Items Listed Below	\$15,950.00	\$15,950.00
1,100.00	LINEAR FEET	3" Schedule 40 Main Line	\$ .00	\$ .00
1,100.00	LINEAR FEET	2 Wire Conductor	\$ .00	\$ .00
4.00	EACH	2" Domestic Water Valves	\$ .00	\$ .00
4.00	EACH	Valve Boxes	\$ .00	\$ .00
95.00	EACH	6" Pop Up Spray Heads	\$ .00	\$ .00
55.00	EACH	6" Rotor Heads	\$ .00	\$ .00

For internal use only

SO#                      6189368  
 JOB#                  342303106  
 Service Line           130

**Total Price                      \$42,948.92**

### THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance, Inc.  
 ValleyCrest Landscape Maintenance, Inc. | 7001 Benjamin Rd, Tampa, FL 33634 ph. (813) 243-5399 fax (813) 243-5414 | [www.valleycrest.com](http://www.valleycrest.com)

# DON HARRISON ENTERPRISES

2510 PRISCILLA COURT  
LUTZ, FL 33559  
(813) 363-6286

TO: Brian Howell

JOB NAME: Park Place Comm.

JOB ADDRESS: (mandolin Estates & Reserves)

DESCRIPTION: Replacement of Entrance lighting & Landscape fixtures.

## PROPOSAL / ESTIMATE

(Mandolin Estates) All labor and material to replace the existing (36) fixtures with the new Rab 70 watt L.E.D. type, to include new perma-post fixture mount & lighting control. \$ 12,600.00 dollars.  
Cost breakdown material \$ 270.00 labor at \$ 80.00 per fixture.

(Reserves of Mandolin) All labor and material to replace the existing (18) fixtures with the new Rab 70 watt L.E.D. type, to include new perma-post fixture mount & lighting control, \$ 6,300.00 dollars.  
Cost breakdown material \$ 270.00 labor at \$ 80.00 per fixture.

These new Rab fixtures have a 5 year manufacturer warranty replacement. (labor not included)

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of: \$ 18,900.00 dollars.  
Eighteen thousand, nine hundred, dollars.

Payment to be made as follows: 50 down deposit. 50% upon completion, 15 day net term.

All material is guaranteed to be as specified .All work to be in a workmanlike manner according to standard practices .Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over above the estimate .All agreements contingent upon strikes, Accidents, or delays beyond our control .Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 7% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

**ACCEPTANCE OF PROPOSAL:** The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified .Payment will be outlined above.

Signature-----Date-----

Authorized signature.-----Date-----

# MERITUS

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	24	0	Good condition
INVASIVE MATERIAL (FLOATING)	20	17	-3	Algae-Hydrilla Improving
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Torpedo grass
FOUNTAINS/AERATORS	20	20	0	
DESIRABLE PLANTS	15	14	-1	Overall ok

### AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Good condition
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Good condition
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good condition
PAINTING	25	23	-2	Routine Maintenance
CLEANLINESS	25	23	-2	Routine Maintenance
GENERAL CONDITION	25	23	-2	Good condition

MERITUS

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Highland Park

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	<u>Good condition</u>
RECREATIONAL AREAS	30	30	0	<u>Good condition</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good condition</u>
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	12	-3	<u>Good condition</u>
SIDEWALKS	30	30	0	<u>Clean</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
<b>SCORE</b>	<b>700</b>	<b>649</b>	<b>-51</b>	<b>93%</b>

Manager's Signature: Brian Howell 2/10/2016

Supervisor's Signature: \_\_\_\_\_



# MERITUS

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	5	0	<u>Good condition</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None present</u>
PLANT FERTILITY	5	5	0	<u>Spring fertilizer scheduled</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Overall ok</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>None present</u>
PRUNING	10	9	-1	<u>Seasonal pruning</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	4	-1	<u>Some areas need touched up</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>New annuals are in</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

**SCORE**

100	94	-6	94%
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Contractor Signature: Brian Howell 2/10/2016

Manager's Signature: \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_

# MERITUS

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (all areas)

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	24	-1	Good condition
INVASIVE MATERIAL (FLOATING)	20	18	-2	Algae/duckweed
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Torpedo grass Primrose
FOUNTAINS/AERATORS	20	20	0	Not applicable
DESIRABLE PLANTS	15	12	-3	Overall ok

### AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Not applicable
CLUBHOUSE EXTERIOR	3	3	0	Not applicable
POOL WATER	10	10	0	Not applicable
POOL TILES	10	10	0	Not applicable
POOL LIGHTS	5	5	0	Not applicable
POOL FURNITURE/EQUIPMENT	8	8	0	Not applicable
FIRST AID/SAFETY ITEMS	10	10	0	Not applicable
SIGNAGE (rules, pool, playground)	5	5	0	Not applicable
PLAYGROUND EQUIPMENT	5	5	0	Not applicable
RECREATIONAL FACILITIES	7	7	0	Not applicable
RESTROOMS	6	6	0	Not applicable
HARDSCAPE	10	10	0	Not applicable
ACCESS & MONITORING SYSTEM	3	3	0	Not applicable
IT/PHONE SYSTEM	3	3	0	Not applicable
TRASH RECEPTACLES	3	3	0	Good condition
FOUNTAINS	8	8	0	Not applicable

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	No visibility issues
PAINTING	25	25	0	Good condition
CLEANLINESS	25	25	0	Good condition
GENERAL CONDITION	25	25	0	Good condition

MERITUS

**MONTHLY MAINTENANCE INSPECTION GRADESHEET**

Site: Mandolin (all areas)

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	<u>Good condition</u>
RECREATIONAL AREAS	30	30	0	<u>Good condition</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good condition</u>
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	11	-4	<u>Need pressure washed</u>
SIDEWALKS	30	30	0	<u>Overall Ok</u>
SPECIALTY MONUMENTS	15	15	0	<u>Overall Ok</u>
STREETS	25	25	0	<u>Overall Ok</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>OK</u>
MONUMENT LIGHTING	30	30	0	<u>OK</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
<b>SCORE</b>	<b>700</b>	<b>656</b>	<b>44</b>	<b>94%</b>

Manager's Signature: Brian Howell 2/10/2016

Supervisor's Signature: \_\_\_\_\_

# MERITUS

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin (Common Areas)

Date: Wednesday, February 10, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Overall ok</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Spring fertilizer scheduled</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minor</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Seasonal pruning</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall ok</u>
CARRYOVERS	5	3	-2	<u>Few dead plants need replaced.</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>New annuals installed</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

### SCORE

100	95	-5	95%
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Contractor Signature: Brian Howell 2/10/2016

Manager's Signature: \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_

# MERITUS

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: Wednesday, February 10, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	<u>Good condition</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Dollar weed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Spring fertilizer scheduled</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minimal</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Good condition</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>New annuals are in</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

**SCORE**

100	96	-4	96%
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Contractor Signature: Brian Howell 2/10/2016

Manager's Signature:

Supervisor's Signature:

# MERITUS

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: Wednesday, February 10, 2016

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good condition</u>
TURF FERTILITY	10	10	0	<u>Good condition</u>
TURF EDGING	5	5	0	<u>Good condition</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Spring fertilizer scheduled</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Overall Ok</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Good condition</u>
CLEANLINESS	5	5	0	<u>Overall Ok</u>
MULCHING	5	5	0	<u>Good condition</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Overall Ok</u>
CARRYOVERS	5	4	-1	<u>Detail</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>New annuals installed</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

### SCORE

100	97	-3	97%
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Contractor Signature: Brian Howell 2/10/2016

Manager's Signature:

Supervisor's Signature:

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 20, 2016 Minutes of Regular Meeting

## MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, January 20, 2016 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

### 1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, January 20, 2016 at 4:00 p.m.

#### Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor ( <i>via speakerphone at 4:10 pm</i> )
J.C. Lazaro	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel
Tonja Stewart	District Engineer
John Wegner	ValleyCrest
Vince Sands	Yellowstone

Two (2) Residents

### 2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were none.

### 3. VENDOR AND STAFF REPORTS

Vince Sands stated carp would be installed tomorrow and that treatments on the ponds were going well and now that we have cooler weather algae and such should subside. The Board asked some general questions on maintenance and things appear to be in good condition.

#### A. District Engineer

Tonja Stewart went over her report and stated as of now she did not find any information that would indicate the Citrus Park extension would commence anytime soon.

Ms. Stewart was asked to check on the widening of Linebaugh Avenue going towards Forest Lakes.

Ms. Stewart then reported that she spoke to her traffic engineers and they feel the County may not approve speed humps within the District and that regulatory restrictions appear to be making

these more difficult to get approved. The cost to do the traffic study would be around \$7,500.00 and this is required to move the project forward.

The Board asked what chance the District had of getting approval and Ms. Stewart said most likely it would be 50-50. The Board decided it was not worth the investment at this time and directed Mr. Howell to get an off duty sheriff or FHP to do directed patrols to assist with speeding problem. Mr. Howell is to confirm they will issue tickets and ensure there is an agreement for them to patrol the CDD.

**B. District Counsel**

**i. Landowner Conservation Area Easement Request**

Mr. Vericker then went over a request from Mr. Pepin to purchase some wetland tracts within the CDD. Mr. Vericker explained the CDD could stipulate they could not be developed on and that the CDD would continue to have an easement. The Board discussed the topic and felt it was in the Districts best interest not to go this route.

MOTION TO:	Decline the Landowner Conservation Area Easement Request.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

John Wegner then went over that the boulder work on Canopy had curbed folks from running over the landscape. There are some replacement plants needed which total \$500.00. Mr. Wegner went over the proposal to finish landscape around the entrance pond in Highland Park. The cost was approximately \$10,700.00. Mr. Howell stated the CDD could fund this through the budget or surplus funds.

MOTION TO:	Approve proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Wegner advised new annuals would be going in this week and that he was working on a proposal to add sod and irrigation along Race Track Road between Boardwalk and Calf Path Estates.



Mr. Wegner went over that with the recent merger of ValleyCrest and Brickman the Community would begin seeing new uniforms and logo with the new name of Brightview.  
Mr. Wegner and the Board discussed some routine landscape items.

**C. District Manager Report**

- i. Staff Task List
- ii. ValleyCrest Proposal Phase 2 of Pond Landscape
- iii. Aquatic Program Update

Mr. Howell advised the Reserve Study draft was in and he would finish his review and mail out a copy to the Board within the next week and this would be on the agenda next month.

**D. Field Inspection Reports**

**4. BUSINESS ITEMS**

**A. General Matters of the District**

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting Nov.18, 2015**

MOTION TO:	Approve November 18, 2015 minutes with written changes submitted by Doris Cockerell and to strike line 102.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**B. Consideration of Operation & Maintenance Expenditures (Admin) January**

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) January
MADE BY:	Supervisor Lazaro
SECOND BY	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

**C. Consideration of Operation & Maintenance Expenditures (Highland Park) January**

It was requested to suspend patrols by Spear Security.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) January
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)  
January**

Ensure Holiday Lighting contractor has a hard date for completion in next proposal so it is done  
by December 1<sup>st</sup>.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) January
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**E. Review of Financial Statements Month Ending November 30, 2015**

The Financials were accepted.

**6. SUPERVISOR REQUESTS**

Supervisor Cockerell asked for sidewalk along CDD common areas to be pressure washed in the  
Estates and Reserve.

**7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

Request to pressure wash again outside of gates and sidewalks.  
Street parking-there was a discussion between Board and residents on what proper policy should  
be. The Board directed Brian Howell and Tonja Stewart to put together a map showing where  
towing is enforced and what timeframes so it can be mailed to all owners in Highland Park.  
Compliments on new landscape in alley way behind townhomes.  
Appears a few parking spaces over by Bournemouth Townhomes were missed when striping was  
done.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously

*\*These minutes were done in summary format.*

*\*Copy of audio tape available on request.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chairman**  
☐ **Vice Chairman**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**  
☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

### Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Meritus Districts	7267	6,932.20			Management Services - February
<b>Monthly Contract Sub-Total</b>		<b>\$ 6,922.20</b>			
<b>Variable Contract</b>					
Stantec	1002583	\$ 205.50			Professional Services - thru 01/15/16
Straley & Robin	12940	352.95			Professional Services - thru 01/15/16 - General
<b>Variable Contract Sub-Total</b>		<b>\$ 558.45</b>			
<b>Utilities</b>					
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>			
<b>Regular Services</b>					
Supervisor: David Bly	DB012016	\$ 200.00			Supervisor Fees - 01/20/16
Supervisor: Doris Cockerell	DC012016	200.00			Supervisor Fees - 01/20/16
Supervisor: Erica Lavina	EL012016	200.00			Supervisor Fees - 01/20/16
Supervisor: J.C. Lazaro	JL012016	200.00	<b>\$ 800.00</b>		Supervisor Fees - 01/20/16
<b>Regular Services Sub-Total</b>		<b>\$ 800.00</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 8,280.65</b>			

**Park Place Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Approved (with any necessary revisions noted):

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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

# Meritus Districts

5680 W. Cypress St.  
Suite A  
Tampa, FL 33607

Voice: 813-873-7300  
Fax: 813-873-7070



## INVOICE

Invoice Number: 7267  
Invoice Date: Feb 1, 2016  
Page: 1

**Bill To:**

Park Place CDD  
5680 W. Cypress Street  
Ste A  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		2/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		4,333.34
	FS	Financial Services		2,583.34
	Postage	Postage - December		15.52
		BS		

Subtotal	6,932.20
Sales Tax	
Total Invoice Amount	6,932.20
Payment/Credit Applied	
<b>TOTAL</b>	<b>6,932.20</b>

Check/Credit Memo No:

Approved 1/21/2016 by wxavier

**INVOICE**

Page 1 of 1

Invoice Number	1002583
Invoice Date	January 22, 2016
Purchase Order	215600381
Customer Number	83366
Project Number	215600381

**Bill To**

Park Place Community Dev District  
Accounts Payable  
c/o Meritus Districts  
5680 West Cypress Street, Suite A  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>Park Place CDD</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>January 15, 2016</b>
	Current Invoice Total (USD)	205.50		

Lake Dagny Dr inspection

<b>Top Task</b>	<b>216</b>	<b>2016 Fiscal Year 2016 General Consulting</b>
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**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.25	63.00	15.75
<b>Subtotal Professional Services</b>	<u>0.25</u>		<u>15.75</u>

**Subconsultants**

Hodge Inspection Services, LLC	189.75
<b>Subtotal Subconsultants</b>	<u>189.75</u>

Top Task Subtotal	2016 Fiscal Year 2016 General Consulting	205.50
<b>Total Fees &amp; Disbursements</b>		<u>205.50</u>
<b>INVOICE TOTAL (USD)</b>		<b>205.50</b>

**Due on Receipt**

Approved 2/3/2016 by dthomas

**Straley & Robin**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Park Place Community Development  
c/o MERITUS DISTRICTS  
5680 W. CYPRESS STREET, STE A  
TAMPA, FL 33607

January 25, 2016  
Client: 001365  
Matter: 000001  
Invoice #: 12940

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2016

Approved 2/3/2016 by dthomas

**SERVICES**

Date	Person	Description of Services	Hours	
1/6/2016	JMV	REVIEW EMAIL RE: PARK PLACE CDD PUBLIC RECORDS AND PROPERTY; DRAFT EMAIL RE: PARK PLACE CDD PUBLIC RECORDS REQUEST.	0.3	
1/6/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING DECEMBER 31, 2015.	0.2	
1/7/2016	JMV	TELEPHONE CALL RE: CDD LANDOWNER REQUEST; DRAFT EMAIL TO B. HOWELL RE: CDD LANDOWNER REQUEST.	0.3	
1/7/2016	LH	REVIEW FILES RE ITEMS REQUESTED FOR PUBLIC RECORDS REQUEST; EMAIL TO T. STEWART RE MAP OF BOUNDARY OF THE DISTRICT FOR PUBLIC RECORDS REQUEST.	0.3	
1/9/2016	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BOND DISCLOSURE REPORT.	0.3	
1/14/2016	LH	FINALIZE QUARTERLY REPORT; PREPARE TRANSMITTAL EMAIL TO DISSEMINATION AGENT RE SAME.	0.2	
Total Professional Services			1.6	\$352.50

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	0.9	\$247.50



January 25, 2016  
Client: 001365  
Matter: 000001  
Invoice #: 12940

Page: 2

**PERSON RECAP**

**Approved 2/3/2016 by dthomas**

Person	Hours	Amount
LH Lynn Hoodless	0.7	\$105.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
1/15/2016	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45
	Total Services	\$352.50
	Total Disbursements	\$0.45
	Total Current Charges	\$352.95

**PAY THIS AMOUNT** **\$352.95**

*Please Include Invoice Number on all Correspondence*

MEETING DATE: January 20, 2016

B. Harel

Approved 1/27/2016 by wxavier

012216

Park Place Community Development District  
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
<b>Monthly Contract</b>								
Bella Pool Service	4718	\$ 93.75	\$ 31.25	\$ 125.00		\$ 62.50	\$ 20.83	HP - Fountain Maintenance - January
ValleyCrest Landscape	4941934	1495.50	498.50	1994.00				HP - Racetrack Rd Landscape Maintenance - January
<b>Monthly Contract Sub-Total</b>				<b>\$2,119.00</b>				
<b>Variable Contract</b>								
ValleyCrest Landscape	4944642	\$ 0.00	\$ 0.00	\$ 0.00				HP - Replace Pop Up Sprays & Nozzles - No Charge - 01/06/16
ValleyCrest Landscape	4951911	0.00	0.00	0.00				HP - Replace Pop Up Spray Head & Lateral Line - No Charge - 01/15/16
ValleyCrest Landscape	4951912	0.00	0.00	0.00				HP - Replace Pop Up Spray Heads & Rotor Head - 01/15/16
ValleyCrest Landscape	4957378	0.00	0.00	0.00	<b>\$ 0.00</b>			HP - Replace Pop Up Spray Heads, Nozzless, Lateral Line & Netafin Breaks - No Charge - 01/28/16
<b>Variable Contract Sub-Total</b>				<b>\$0.00</b>				
<b>Utilities</b>								
BOCC	2640510000 012516	\$ 14.38	\$ 4.79	\$ 19.17				HP - Water Service - thru 01/22/16
BOCC	3478300000 012516	107.45	35.82	143.27				HP - Reclaim Water Service - thru 01/22/16
BOCC	3640510000 012516	44.51	14.83	59.34				HP - Water Service - thru 01/22/16
BOCC	4121609190 012516	96.85	32.28	129.13				HP - Reclaim Water Service - thru 01/22/16
BOCC	4439866474 012516	81.11	27.03	108.14				HP - Reclaim Water Service - thru 01/22/16
BOCC	4478300000 012516	88.64	29.55	118.19	<b>\$577.24</b>			HP - Reclaim Water Service - thru 01/22/16
<b>Utilities Sub-Total</b>				<b>\$577.24</b>				
<b>Regular Services</b>								
<b>Regular Services Sub-Total</b>				<b>\$0.00</b>				
<b>Additional Services</b>								
Bella Pool Service	4717	\$ 266.25	\$ 88.75	\$ 355.00				HP - Replace Fountain Main Pump & Cartridge Element - 01/18/16
Spearem Enterprises, LLC	1778	116.25	38.75	155.00				HP - Install Playground Gate Closer - 01/11/16
Spearem Enterprises, LLC	1785	360.00	120.00	480.00	<b>\$ 635.00</b>			HP - Clear Vegetation at N and S Boardwalk - 01/18/16
ValleyCrest Landscape	4944646	744.59	248.19	992.78				HP - Install Boulders - 01/06/16
ValleyCrest Landscape	4951916	131.25	43.75	175.00	<b>\$ 1,167.78</b>			HP - Replace Decoder - 01/15/16

Park Place Community Development District  
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/Contract Highland Park	Monthly Budget/Contract Mixed Use	Comments/Description
Additional Services Sub-Total				\$2,157.78				

								Total: \$4,854.02
--	--	--	--	--	--	--	--	-------------------

Approved (with any necessary revisions noted):

---

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

1324 Seven Springs Blvd  
Ste 188  
Trinity, FL 34655

Date	Invoice #
1/18/2016	4718

Bill To
Park Place CDD Highland Park 5680 W, Cypress St. Ste. A Tampa, FL. 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		1/18/2016			
Quantity	Item Code	Description			Price Each	Amount
	Fountain Service	JANUARY; Maintain fountain water and equipment for operation			125.00	125.00
					<b>Total</b>	\$125.00
Phone #		E-mail				
727-656-7285		bellapoolservice@verizon.net				
Pay online at: <a href="https://ipn.intuit.com/zhqftfbb">https://ipn.intuit.com/zhqftfbb</a>						

Approved 1/27/2016 by wxavier



# ValleyCrest

Landscape Maintenance

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

## INVOICE

Customer #: 10689180  
Invoice #: 4941934  
Invoice Date: 1/10/2016  
Cust PO #:

Job Number	Description	Amount
342303106	Park Place - Racetrack Road Exterior Maintenance-Phase I For January	1,994.00
<div data-bbox="399 963 766 1232"><b>RECEIVED</b> JAN 11 2016 By _____</div>		
<b>Total invoice amount</b>		1,994.00
<b>Tax amount</b>		
<b>Balance due</b>		1,994.00

Approved 1/21/2016 by wxavier

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 10689180  
Invoice #: 4941934  
Invoice Date: 1/10/2016

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

Amount Due: \$1,994.00

Thank you for allowing us to serve you

Please reference the invoice # on your check  
and make payable to:

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



# ValleyCrest

Landscape Maintenance

**Sold To:** 10689180  
Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

## INVOICE

**Customer #:** 10689180  
**Invoice #:** 4944642  
**Invoice Date:** 1/6/2016  
**Sales Order:** 12032412  
**Cust PO #:**

Repaired items that were found broken during inspection completed 01/05/2016.

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Replaced Pop Up Sprays (4) Replaced Nozzles (3) No Charge to Customer(-\$135.00)	
<div data-bbox="475 943 855 1261" data-label="Image"></div> <div data-bbox="1007 1290 1278 1411" data-label="Text"> <p>Total Invoice Amount Taxable Amount Tax Amount Balance Due</p> </div>		

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 10689180  
Invoice #: 4944642  
Invoice Date: 1/6/2016

Amount Due: \$

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083

# INVOICE

**ValleyCrest**  
Landscape Maintenance

**Sold To:** 10689180  
Park Place CDD—Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

Customer #: 10689180  
Invoice #: 4951911  
Invoice Date: 1/15/2016  
Sales Order: 12032419  
Cust PO #:

REPAIRED ITEMS FOUND BROKEN DURING MO. INSPECTION PERFORMED ON 1/7/2016

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Replaced 1-12" broken pop up spray head Repaired 1-1" broken Lateral line PER CONTRACT / NO CHARGE TO CUSTOMER	
	Total Invoice Amount Taxable Amount Tax Amount Balance Due	

**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 10689180  
Invoice #: 4951911  
Invoice Date: 1/15/2016

Amount Due: \$

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083

Approved 1/20/2016 by bhowell





Controller Type: \_\_\_\_\_ Location: \_\_\_\_\_ Job Number: 0108 No: 12032419  
 Clock Information: \_\_\_\_\_ Start time: \_\_\_\_\_ Job Name: Park Place CDD Date: 01-07-18  
 Run Day(s) M Tu W Th F Sa Su Irrigation Tech: Andres

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
<u>1</u>	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	<u>34.50</u>
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
<u>1</u>	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	<u>93.00</u>
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netafim		\$ 1.50	ft	
	Netafim Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	
				ea	

#### Miscellaneous and Notes

Approved 2/3/2016 by dthomas

Total: 127.00 N/C

VCLM Representative

Client Approval

# INVOICE

# ValleyCrest

## Landscape Maintenance

**Sold To:** 10689180  
Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

Customer #: 10689180  
Invoice #: 4951912  
Invoice Date: 1/15/2016  
Sales Order: 12032424  
Cust PO #:

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Replaced 3-6" broken pop upspray heads Replaced 1-6" broken Rotor head PER CONTRACT / NO CHARGE TO CUSTOMER	
	Total Invoice Amount Taxable Amount Tax Amount Balance Due	

**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 10689180  
Invoice #: 4951912  
Invoice Date: 1/15/2016

Amount Due: \$

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083

Approved 1/20/2016 by bhowell



Controller Type: \_\_\_\_\_ Location: \_\_\_\_\_ Job Number: 0108 No: 12032424  
 Clock Information: \_\_\_\_\_ Start time: \_\_\_\_\_ Job Name: Park Place CDD Date: 01-13-15  
 Run Day(s) M Tu W Th F Sa Su Irrigation Tech: Andrews

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
<u>3</u>	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	<u>90.00</u>
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
<u>1</u>	Head Replacement Rotor	6"	\$ 44.00	ea	<u>44.00</u>
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netafim		\$ 1.50	ft	
	Netafim Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	

#### Miscellaneous and Notes

Approved 2/3/2016 by dthomas

Completed by [Signature]

Total: 1394.00 N/C

VCLM Representative

Client Approval





**ValleyCrest**

Landscape Maintenance

# INVOICE

**Sold To:** 10689180  
Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

**Customer #:** 10689180  
**Invoice #:** 4957378  
**Invoice Date:** 1/28/2016  
**Sales Order:** 12032438  
**Cust PO #:**

Repaired items that were found broken during the monthly inspection performed on 1/26/16.

Job Number	Description	Amount
342303106	Park Place -- Racetrack Road Replaced 2 Pop Up Spray Heads 6" Replaced 3 Nozzles Repaired 1 Lateral Line 1/2" Repaired 7 Netafin Breaks No Charge to Customer(-\$160.00)	
<div style="border: 1px solid red; padding: 2px; color: red;"> <b>Approved 2/3/2016 by dthomas</b> </div>		
Total Invoice Amount Taxable Amount Tax Amount Balance Due		

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 10689180  
Invoice #: 4957378  
Invoice Date: 1/28/2016

Amount Due: \$

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

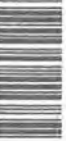
ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	01/25/2016	02/15/2016

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	12/21/2015	2206	01/22/2016	2226	2000	ACTUAL	WATER



#### Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$5.86
Water Base Charge	\$8.42
Water Consumption Charge	\$1.38
<b>Total Service Address Charges</b>	<b>\$19.71</b>

#### Summary of Account Charges

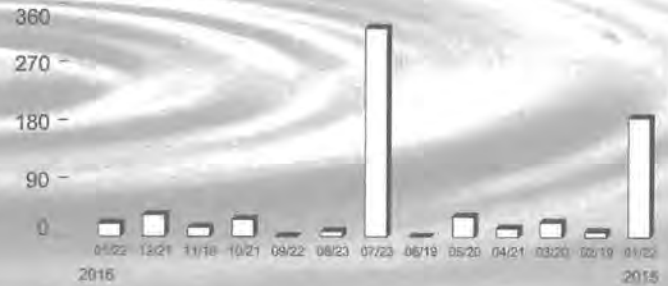
Previous Balance	\$24.78
Net Payments - Thank You	(\$24.78)
<b>Total Account Charges</b>	<b>\$19.71</b>

<b>AMOUNT DUE</b>	<b>\$19.71</b>
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Approved 2/3/2016 by dthomas



Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006202 00006309 I=12



6202 1 MB 0.439 0.4390  
 PARK PLACE CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	02/15/2016
<b>AMOUNT DUE</b>	\$19.71
<b>AMOUNT PAID</b>	

0026405100004

00000019711 020216



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	01/25/2016	02/15/2016

Service Address: 14731 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	12/21/2015	241966	01/22/2016	246499	453300	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$143.27
<b>Total Service Address Charges</b>	<b>\$143.27</b>

#### Summary of Account Charges

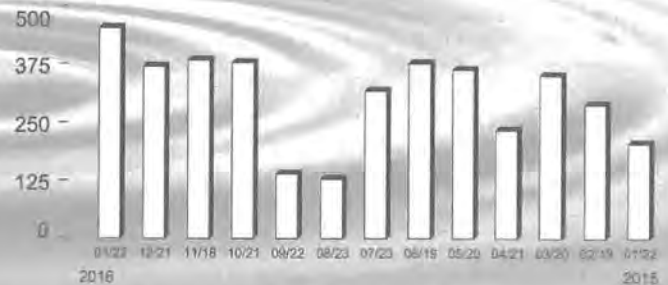
Previous Balance	\$100.47
Net Payments - Thank You	(\$100.47)
<b>Total Account Charges</b>	<b>\$143.27</b>

<b>AMOUNT DUE</b>	<b>\$143.27</b>
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Approved 2/3/2016 by dthomas



Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 3478300000**

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006197 00006304 I=1

61971 MB 0.439 0.4390  
 PARK PLACE CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	02/15/2016
<b>AMOUNT DUE</b>	\$143.27
<b>AMOUNT PAID</b>	

0034783000002

00000143271 920216

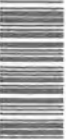




CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	01/25/2016	02/15/2016

Service Address: 14727 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	12/21/2015	7865	01/22/2016	7874	900	ACTUAL	WATER



#### Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$2.64
Water Base Charge	\$14.06
Water Consumption Charge	\$0.62
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$3.94
<b>Total Service Address Charges</b>	<b>\$59.34</b>

#### Summary of Account Charges

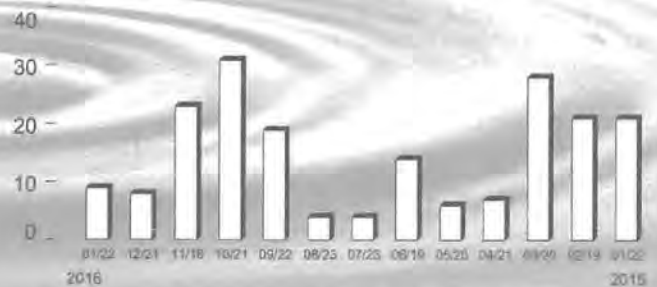
Previous Balance	\$58.53
Net Payments - Thank You	(\$58.53)
<b>Total Account Charges</b>	<b>\$59.34</b>

<b>AMOUNT DUE</b>	<b>\$59.34</b>
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Approved 2/3/2016 by dthomas



Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006201 00006308 I=12

62011MB 0.439 0.4390  
 PARK PLACE CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	02/15/2016
<b>AMOUNT DUE</b>	\$59.34
<b>AMOUNT PAID</b>	

0036405100003

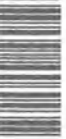
00000059345 020216



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	01/25/2016	02/15/2016

Service Address: 11592 FOUNTAINHEAD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	12/21/2015	11813	01/22/2016	15343	353000	ACTUAL	RECLAIM



**Service Address Charges**

Reclaimed Water Charge	\$129.13
<b>Total Service Address Charges</b>	<b>\$129.13</b>

**Summary of Account Charges**

Previous Balance	\$70.17
Net Payments - Thank You	(\$70.17)
<b>Total Account Charges</b>	<b>\$129.13</b>

<b>AMOUNT DUE</b>	<b>\$129.13</b>
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Approved 2/3/2016 by dthomas



Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4121609190**

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006204 00006311 I=1



6204 1 MB 0.439 0.4390

PARK PLACE CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	02/15/2016
<b>AMOUNT DUE</b>	\$129.13
<b>AMOUNT PAID</b>	

0041216091904

00000129131 020216





CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	01/25/2016	02/15/2016

Service Address: 14658 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
17561145	12/21/2015	200038	01/22/2016	204101	406300	ACTUAL	RECLAIM



**Service Address Charges**

Reclaimed Water Charge	\$108.14
<b>Total Service Address Charges</b>	<b>\$108.14</b>

**Summary of Account Charges**

Previous Balance	\$106.58
Net Payments - Thank You	(\$106.58)
<b>Total Account Charges</b>	<b>\$108.14</b>

<b>AMOUNT DUE</b>	<b>\$108.14</b>
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Approved 2/3/2016 by dthomas



Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006205 00006312 I=1

6205 1 MB 0.439 0.4390  
 PARK PLACE CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	02/15/2016
<b>AMOUNT DUE</b>	\$108.14
<b>AMOUNT PAID</b>	

0044398664746

00000108142 020216



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	01/25/2016	02/15/2016

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599848	12/21/2015	360739	01/22/2016	367496	675700	ACTUAL	RECLAIM



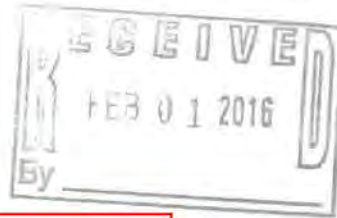
#### Service Address Charges

Reclaimed Water Charge \$118.19  
Total Service Address Charges \$118.19

#### Summary of Account Charges

Previous Balance \$97.27  
Net Payments - Thank You (\$97.27)  
Total Account Charges \$118.19

AMOUNT DUE	\$118.19
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Approved 2/3/2016 by dthomas

Consumption History x 1000 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 4478300000

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526  
Internet Payments: <https://iwr.hillsboroughcounty.org>  
Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3015381 00 00006200 00006307 I=1



6200 1 MB 0.439 0.4390  
PARK PLACE CDD  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

DUE DATE	02/15/2016
AMOUNT DUE	\$118.19
AMOUNT PAID	

0044783000001

000001181911020216

Bella Pool Service LLC  
 1324 Seven Springs Blvd  
 Ste 188  
 Trinity, FL 34655

# Invoice

Date	Invoice #
1/18/2016	4717

Bill To
Park Place CDD Highland Park 5680 W. Cypress St. Ste. A Tampa, FL. 33607

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		1/18/2016			

Quantity	Item Code	Description	Price Each	Amount
	Service Call	Replace seized 3/4hp motor for main pump for fountain.	295.00	295.00
	Filter Cartridge	Necessary to replace paper filter cartridge element	60.00	60.00
			<b>Total</b>	\$355.00

Phone #	E-mail
727-656-7285	bellapoolservice@verizon.net

Pay online at: <https://ipn.intuit.com/t9qrflldw>

Approved 1/27/2016 by bhowell

**Spearem Enterprises, LLC**

8348 Little Rd. Ste. 201  
 New Port Richey 34654  
 (727)2372316  
 spearem.jmb@gmail.com

**INVOICE**

**BILL TO**  
 Park Place CDD  
 Meritus  
 5680 W. Cypress Street, Suite A  
 Tampa, FL 33607

INVOICE # 1778  
 DATE 01/11/2016  
 DUE DATE 02/10/2016  
 TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>			
Highland Park: Playground Gate Installed Kant-Slam Hydraulic Gate Closer/Gate Stop. 1 hour minimum labor.	1	80.00	80.00
<b>Material</b>			
Kant-Slam Hydraulic Gate Closer/Gate Stop	1	75.00	75.00

BALANCE DUE

**\$155.00**

Approved 1/20/2016 by bhowell

**Spearem Enterprises, LLC**

8348 Little Rd. Ste. 201  
New Port Richey 34654  
(727)2372316  
spearem.jmb@gmail.com

**INVOICE**

**BILL TO**  
Park Place CDD  
Meritus  
5680 W. Cypress Street, Suite A  
Tampa, FL 33607

**INVOICE # 1785**  
**DATE 01/18/2016**  
**DUE DATE 02/17/2016**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	6	80.00	480.00
Highland Park: North and South Boardwalk clear encroaching vegetation up to 24 in. away from boardwalks and up to 12 ft. above. Remove 2 dead oak trees along boardwalk. 6 hours labor.			

**BALANCE DUE \$480.00**

Approved 1/20/2016 by bhowell



Landscape Maintenance

**Sold To:** 10689180  
Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

# INVOICE

**Customer #:** 10689180  
**Invoice #:** 4944646  
**Invoice Date:** 1/6/2016  
**Sales Order:** 6160523  
**Cust PO #:**

**Project Name:** Canopy Drive Boulder Installation  
**Project Description:** Landscape Enhancement. Work completed 1/4/2016

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park Florida Fieldstone Boulders Installed (6) Provided landscape enhancement on the corner of Canopy Drive by providing, delivering and setting in place the material listed to deter vehicles from running over corner.	992.78
<div>RECEIVED JAN 1 1 2016 By _____</div>		
Total Invoice Amount		992.78
Taxable Amount		
Tax Amount		
Balance Due		992.78

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 10689180  
Invoice #: 4944646  
Invoice Date: 1/6/2016

Amount Due: \$ 992.78

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



## Proposal for Extra Work at Park Place CDD-Highland Park

Property Name	Park Place CDD-Highland Park	Contact	Brian Howell
Property Address	11740 Casa Lago Ln Tampa, FL 33618	To	Park Place CDD-Highland Park
		Billing Address	5680 W. Cypress St., Suite A Tampa, FL 33607

Project Name Canopy Drive Boulder Installation  
Project Description Landscape Enhancement

### Scope of Work

Provide landscape enhancement on the corner of Canopy Drive by providing, delivering and settling in place the material listed below to deter vehicles from running over corner.

QTY	UoM/Size	Material/Description
6.00	EACH	✓ Florida Fieldstone Boulders Installed

Approved 2/3/2016 by dthomas

For internal use only

SO# 8160523  
JOB# 342300108  
Service Line 130

*Rec 12/2/15*  
*compleat per*  
*Verbal Approval per J.W.*

*11/4/16*  
Total Price \$992.78

### THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance, Inc.  
ValleyCrest Landscape Maintenance, Inc. | 7001 Benjamin Rd, Tampa, FL 33634 ph. (813) 243-5399 fax (813) 243-5414 | www.valleycrest.com





**ValleyCrest**  
Landscape Maintenance

# INVOICE

**Sold To:** 10689180  
Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

**Customer #:** 10689180  
**Invoice #:** 4951916  
**Invoice Date:** 1/15/2016  
**Sales Order:** 12032425  
**Cust PO #:**

Job Number	Description	Amount
342300108	Park Place CDD-Highland Park ZONE 22 not working: Replaced Decoder	175.00
Total Invoice Amount		175.00
Taxable Amount		
Tax Amount		
Balance Due		175.00

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 10689180  
Invoice #: 4951916  
Invoice Date: 1/15/2016

**Amount Due: \$ 175.00**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD-Highland Park  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083





Controller Type: \_\_\_\_\_ Location: \_\_\_\_\_ Job Number: 0108 No: 12032425  
 Clock Information: \_\_\_\_\_ Start time: \_\_\_\_\_ Job Name: Park Place CDD Date: 01-13-16  
 Run Day(s) M Tu W Th F Sa Su Irrigation Tech: Andres

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
1	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	175.00
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netafim		\$ 1.50	ft	
	Netafin Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	
				ea	

Miscellaneous and Notes

replace decoders zone 22

Approved 2/3/2016 by dthomas

Complete 92

Total: 175.00

VCLM Representative

Client Approval

### Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
ValleyCrest Landscape	4941935	6,175.00			WM - Landscape Maintenance - January
<b>Monthly Contract Sub-Total</b>		<b>\$ 6,175.00</b>			
<b>Variable Contract</b>					
ValleyCrest Landscape	4951909	0.00			WM - Replace Pop Up Spray Heads, Rotor Head & Nozzle - No Charge - 01/15/16
ValleyCrest Landscape	4957367	0.00			WM - Replace Pop Up Spray Head & Rotor Heads - No Charge - 01/28/16
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			
<b>Utilities</b>					
BOCC	1923999022 011416	\$ 62.16			WM - Reclaim Water Services - thru 01/12/16
<b>Utilities Sub-Total</b>		<b>\$ 62.16</b>			
<b>Regular Services</b>					
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>Additional Services</b>					
ValleyCrest Landscape	4939570	677.00			WM - Transplant Trees & Install Sod - 01/05/16
ValleyCrest Landscape	4953556	435.00	<b>\$ 1,112.00</b>		WM - Repair Mainline at Front Entrance - 01/20/16
<b>Additional Services Sub-Total</b>		<b>\$ 1,112.00</b>			
<b>TOTAL:</b>		<b>\$ 7,349.16</b>			

**Park Place Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
--------	---------------------------	--------	-----------------	-------------------	----------------------

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# ValleyCrest

Landscape Maintenance

Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

## INVOICE

Customer #: 10689139  
Invoice #: 4941935  
Invoice Date: 1/10/2016  
Cust PO #:

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Exterior Maintenance For January  BREAKDOWN AS FOLLOWS:  Windsor Place = \$1,573.34  Mandolin Reserve = \$2,300.83  Mandolin Estates = \$2,300.83  <div data-bbox="794 846 1168 1146" data-label="Image"></div> <div data-bbox="973 1317 1500 1415" data-label="Text"><p>Total invoice amount 6,175.00 Tax amount Balance due 6,175.00</p></div>	6,175.00

Approved 1/21/2016 by wxavier

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 10689139  
Invoice #: 4941935  
Invoice Date: 1/10/2016

Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

Amount Due: \$6,175.00

Thank you for allowing us to serve you

Please reference the invoice # on your check  
and make payable to:

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083







Controller Type:

Location:

Job Number: 3107

No: 12032415

Clock Information:

Start time:

Job Name: park place mardon Date: 01-05-16

Run Day(s)

M

Tu

W

Th

F

Sa

Su

Irrigation Tech: Andre

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
3	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	90.00
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
1	Head Replacement Rotor	6"	\$ 44.00	ea	44.00
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
1	Nozzle Replacement		\$ 5.00	ea	5.00
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$30.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
	Mainline Repair Time & Material	2 1/2"	T & M	ea	
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netafim		\$ 1.50	ft	
	Netafim Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	
				ea	

#### Miscellaneous and Notes

Repair That were found during the monthly inspection

Approved 2/3/2016 by dthomas

Completed by [Signature]

Total: 139.00 N/C

VCLM Representative

Client Approval



**ValleyCrest**  
Landscape Maintenance

**INVOICE**

**Sold To:** 10689139  
Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

**Customer #:** 10689139  
**Invoice #:** 4957367  
**Invoice Date:** 1/28/2016  
**Sales Order:** 12032437  
**Cust PO #:**

Repaired items found broken during the monthly inspection performed on 1/26/16.

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Replaced 1 Pop Up Spray Head 6" Replaced 2 Rotor Heads 6" No Charge to Customer(-\$118.00)	
<div style="border: 1px solid red; padding: 2px; display: inline-block;"> <b>Approved 2/3/2016 by dthomas</b> </div>		
Total Invoice Amount Taxable Amount Tax Amount Balance Due		

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

*Please detach stub and remit with your payment*

**Payment Stub**

Customer Account #: 10689139  
Invoice #: 4957367  
Invoice Date: 1/28/2016

Amount Due: \$

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083

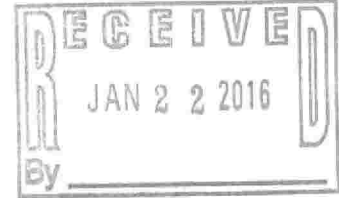


CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/14/2016	02/04/2016

**Summary of Account Charges**

Previous Balance \$58.30  
Net Payments - Thank You (\$58.30)  
**Total Account Charges \$62.16**

**AMOUNT DUE \$62.16**



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

Approved 1/27/2016 by wxavier



Make checks payable to: **BOCC**  
**ACCOUNT NUMBER: 1923999022**

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
Internet Payments: <https://iwr.hillsboroughcounty.org>  
Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3011814 00 00007599 00007727 I=1



7599 1 MB 0.439 0.4390  
PARK PLACE CDD  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

<b>DUE DATE</b>	02/04/2016
<b>AMOUNT DUE</b>	\$62.16
<b>AMOUNT PAID</b>	

0019239990229

012516  
00000062166

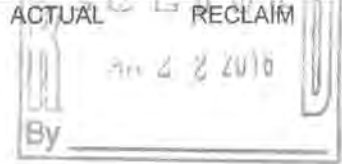




CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/14/2016	02/04/2016

Service Address: 11741 CITRUS PARK DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	12/10/2015	219566	01/12/2016	222724	315800	ACTUAL	RECLAIM

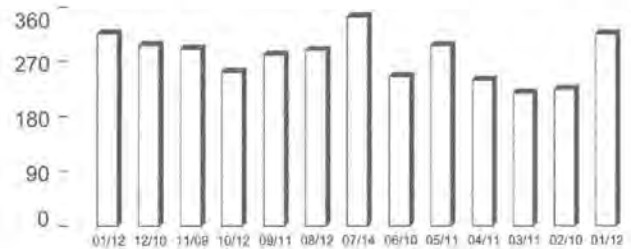


Service Address Charges

Reclaimed Water Charge \$49.40

Total Service Address Charges \$49.40

Consumption History x 1000 Gallons



Approved 2/3/2016 by dthomas



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/14/2016	02/04/2016

Service Address: 11698 CITRUS PARK DR

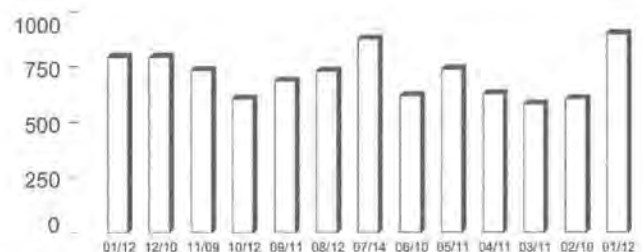
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	12/10/2015	14805	01/12/2016	15601	79600	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.76

Total Service Address Charges \$12.76

Consumption History x 100 Gallons





# INVOICE

**ValleyCrest**  
Landscape Maintenance

**Sold To:** 10689139  
Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

**Customer #:** 10689139  
**Invoice #:** 4939570  
**Invoice Date:** 1/5/2016  
**Sales Order:** 6174447  
**Cust PO #:**

Work completed 1/4/2016.

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Transplanted Cypress trees and installed 800 sq. ft. sod along raised planter. This included labor for clean up, leveling out and installing sod.	677.00
Total Invoice Amount		677.00
Taxable Amount		
Tax Amount		
Balance Due		677.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243-5399

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 10689139  
Invoice #: 4939570  
Invoice Date: 1/5/2016

Amount Due: \$ 677.00

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083

Approved 1/20/2016 by bhowell



# ValleyCrest

## Landscape Maintenance

7001 Benjamin Rd  
Tampa, FL 33634

Phone (813) 243-5399 Fax (813) 243-5414

### Contract and Authorization for Extra Work

Client/Owner's Business Name:  
Park Place CDD Mandolin

Client/Owner's Billing Address:  
5680 W. Cypress St., Suite A  
Tampa FL 33607

Client Contact:

Date:  
11/30/2015

Job Name:  
Park Place CDD Mandolin

Job Site Address:  
11740 Casa Lago Ln  
Tampa FL 33618

Contract/AEW No:  
6174447

VCLM Job Number  
342303107

Client/Job site phone no.: (727) 787-3461  
Client Fax #:  
Client Email:

ValleyCrest Landscape Maintenance Representative:  
J. Wegner

### Scope of Work to Perform:

Line Number	Description	Quantity	UOM	Unit Price	Extended Amount
1.000	Transplant Cypress trees and install sod along raised planter. <i>✓ 800 x</i>	1.000	EA	677.0000	677.00
This includes labor for clean up, level out and installing sod.					
Tax:				Total:	677.00

Approved 2/3/2016 by dthomas

*Rec 12/8/15* *(signature)*

*Approved By Brian 12-8-15*

*completed* *11/4/16* *(signature)*

*completed* *for*

### Sales Quote - This is Not an Invoice

Instructions: No work is to be performed without this written authorization being correctly completed and signed by the authorized agent of the Contractor or Owner. This MUST be submitted to your branch office promptly.

Instructions to Contractor or Owner: This Sales Quote properly signed by your agent has been accepted as authorization to perform the work. An invoice will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General Terms and Conditions" which are printed on, attached and are incorporated herein by reference.

X

Approved by ValleyCrest Representative

X

Approved by Client Representative

Date



**ValleyCrest**  
Landscape Maintenance

**INVOICE**

**Sold To:** 10689139  
Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

**Customer #:** 10689139  
**Invoice #:** 4953556  
**Invoice Date:** 1/20/2016  
**Sales Order:** 12032426  
**Cust PO #:**

Work completed 1/19/2016.

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Time & Materials for 2 1/2" Mainline Repaired at Front Entrance.	435.00
Total Invoice Amount		435.00
Taxable Amount		
Tax Amount		
Balance Due		435.00

**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 813 243-5399

*Please detach stub and remit with your payment*

**Payment Stub**

Customer Account #: 10689139  
Invoice #: 4953556  
Invoice Date: 1/20/2016

**Amount Due: \$ 435.00**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Park Place CDD Mandolin  
5680 W. Cypress St., Suite A  
Tampa FL 33607

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083





Controller Type: \_\_\_\_\_ Location: \_\_\_\_\_ Job Number: 3107 No: 12032426  
 Clock Information: \_\_\_\_\_ Start time: \_\_\_\_\_ Job Name: Park Place mainline Date: 01-18-16  
 Run Day(s) M Tu W Th F Sa Su Irrigation Tech: Andres

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	General Repair Labor		\$ 45.00	hr	
	Electrical/Mainline Labor		\$ 55.00	hr	
	Pump/Backflow/OT Labor		\$ 65.00	hr	
	Head Replacement Pop Up Spray	6"	\$ 30.00	ea	
	Head Replacement Pop Up Spray	12"	\$ 34.50	ea	
	Head Replacement Rotor	6"	\$ 44.00	ea	
	Head Replacement Rotor	12"	\$ 55.00	ea	
	Shrub Riser Repair and Raise		\$ 21.00	ea	
	Raise & Straighten Head		\$ 7.00	ea	
	Add Pop Up w/ Pipe and fittings	6"	\$ 50.00	ea	
	Add Rotor w/Pipe and fittings	6"	\$ 75.00	ea	
	Add Bubbler w/ Pipe and fittings		\$ 55.00	ea	
	Add / Replace Microjet		\$ 10.00	ea	
	Relocate Head		\$ 25.00	ea	
	Nozzle Replacement		\$ 5.00	ea	
	Rotary Nozzle Replacement		\$ 8.00	ea	
	Replace Bubbler		\$ 5.00	ea	
	Cap Heads		\$ 8.00	ea	
	Valve Replacement	1"	\$ 274.00	ea	
	Valve Replacement (domestic water)	1 1/2"	\$ 418.50	ea	
	Valve Replacement (domestic water)	2"	\$ 480.00	ea	
	Valve Box Round / Reclaim	6"	\$50.00 / \$40.00	ea	
	Valve Box Rectangular / Reclaim	12"	\$60.00 / \$70.00	ea	
	Repair Flex Pipe	1/2" - 3/4"	\$ 10.00	ea	
	Lateral Line Repair	1/2" - 3/4"	\$ 50.00	ea	
	Lateral Line Repair	1" - 1 1/4"	\$ 93.00	ea	
	Lateral Line Repair	1 1/2" - 2"	\$ 126.50	ea	
	Lateral Line Repair	2 1/2" - 3"	\$ 200.50	ea	
	Wire Tracking and Repair per valve. To include time and materials to track electrical issue and repair.	various	\$ 420.00	ea	

Quantity	Item Description	Size	Unit Price	UOM	Ext. Price
	Mainline Repair Time & Material	2"	T & M	ea	
1	Mainline Repair Time & Material	2 1/2"	T & M	ea	435.00
	Mainline Repair Time & Material	3"	T & M	ea	
	Mainline Repair Time & Material	4"	T & M	ea	
	Rain Sensor (Mini Click)		\$ 100.00	ea	
	SVC Battery Clock		\$ 150.00	ea	
	SVC Battery Clock w/ Solenoid		\$ 200.00	ea	
	Doubler (2 Valves)		\$ 200.00	ea	
	Replace Solenoid		\$ 45.00	ea	
	Decoders - (1sta/2sta)		\$ 175.00/225.00	ea	
	Clock (4) Zone (Rainbird)		\$ 250.00	ea	
	Each Additional Module		\$ 60.00	ea	
	Install / Add Netafin		\$ 1.50	ft	
	Netafin Breaks		\$ 5.00	ea	
	Clock (8) Zone		\$ 475.00	ea	
	8 Station Module		\$ 128.00	ea	
	Pressure Gauge		\$ 50.00	ea	
	DBRY/Wire Nuts		\$ 5.50	ea	
	Rain Sensor WL		\$ 165.00	ea	
				ea	

Miscellaneous and Notes

Mainline Repair front entrance

Approved 2/3/2016 by dthomas

complete

Total: 435.00

VCLM Representative

Client Approval

# Park Place Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2015



Meritus Districts  
5680 West Cypress Street ~ Suite A ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Park Place Community Development District

## Balance Sheet

As of 12/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
<b>Assets</b>							
Cash-Operating Account 2	2,064,987	0	0	0	0	0	2,064,987
Cash-Operating Account	0	0	0	0	0	0	0
Cash-Interest Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account Series 2001	0	0	0	0	0	0	0
Cash-Revenue Account Series 2001	0	0	0	0	0	0	0
Cash-Construction Account-Series 2003	0	0	0	0	0	0	0
Cash-Revenue Account-Series 2003	0	0	0	0	0	0	0
Cash on Hand	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0
Accounts Receivable - Other	58	0	0	0	0	0	58
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Lot Closings Receivable	0	0	0	0	0	0	0
Due From General Fund	0	181,537	295,160	0	0	0	476,697
Due From Debt Service Fund	3,088	0	0	0	0	0	3,088
Due From Capital Projects Fund	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Other Receivables	0	0	0	0	0	0	0
Allowance for Uncollected Items	0	0	0	0	0	0	0
Investments-Interest Series 2001	0	0	0	0	0	0	0
Investments-Capitalized Interest Series 2001	0	0	0	0	0	0	0
Investments-Reserve Account Series 2001	0	0	0	0	0	0	0

# Park Place Community Development District

## Balance Sheet

As of 12/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Investments-Construction Series 2001	0	0	0	0	0	0	0
Investments-Revenue Account Series 2001	0	0	0	0	0	0	0
Investments-Interest Account Series 2003	0	0	0	0	0	0	0
Investments-Principal Account Series 2003	0	0	0	0	0	0	0
Investments-Reserve Account Series 2003	0	0	0	0	0	0	0
Investments-Cost of Issuance-Series 2003	0	0	0	0	0	0	0
Investments-Construction Series 2003	0	0	0	0	0	0	0
Investments-Prepayment Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2003	0	0	0	0	0	0	0
Investments-Escrow Account-Series 2008	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	18,966	0	0	0	0	18,966
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0
Investments-Revenue Account Series 2008	0	80,496	0	0	0	0	80,496
Investments-COI-Series 2008	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2008	0	0	0	0	0	0	0



# Park Place Community Development District

## Balance Sheet

As of 12/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Investments-Redemption Account Series 2008	0	4,661	0	0	0	0	4,661
Investments - Escrow Account - Series 2003	0	0	0	0	0	0	0
Investments-Revenue-Series 2014	0	0	2	0	0	0	2
Investments-Interest Account Series 2014	0	0	0	0	0	0	0
Investments-Sinking Fund Series 2014	0	0	0	0	0	0	0
Investments-Reserve Account Series 2014	0	0	82,341	0	0	0	82,341
Investments-Cost of Issuance Series 2014	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145
Deposits - Miscellaneous	0	0	0	0	0	0	0
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,028,424	0	10,028,424
Ancillary Cost	0	0	0	0	392,150	0	392,150
Construction Work In Progress	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	663,162	663,162
Amount To Be Provided-Debt Service	0	0	0	0	0	5,706,838	5,706,838

# Park Place Community Development District

## Balance Sheet

As of 12/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Total Assets	<u>2,078,278</u>	<u>285,660</u>	<u>377,502</u>	<u>0</u>	<u>12,874,726</u>	<u>6,370,000</u>	<u>21,986,167</u>
Liabilities							
Accounts Payable	58,923	0	0	0	0	0	58,923
Accounts Payable - Other	0	0	0	0	0	0	0
Unallocated Tax Funds	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	3,088	0	0	0	3,088
Due To Debt Service Fund	476,697	0	0	0	0	0	476,697
Due To Capital Projects Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2001	0	0	0	0	0	0	0
Revenue Bonds Payable--Series 2003	0	0	0	0	0	0	0
Refunding Bonds Payable--Series 2008	0	0	0	0	0	2,190,000	2,190,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	4,180,000	4,180,000
Total Liabilities	<u>535,620</u>	<u>0</u>	<u>3,088</u>	<u>60</u>	<u>0</u>	<u>6,370,000</u>	<u>6,908,768</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	165,968	169,528	(60)	0	0	335,437
Fund Balance-Unreserved	1,059,381	0	0	0	0	0	1,059,381
Investment In General Fixed Assets	0	0	0	0	12,874,726	0	12,874,726
Other	483,276	119,692	204,887	0	0	0	807,855
Total Fund Equity & Other Credits	<u>1,542,658</u>	<u>285,660</u>	<u>374,415</u>	<u>(60)</u>	<u>12,874,726</u>	<u>0</u>	<u>15,077,399</u>

# Park Place Community Development District

## Balance Sheet

As of 12/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Ter... Debt Account Group	Total
Total Liabilities & Fund Equity	<u><del>2,078,278</del></u>	<u><del>285,660</del></u>	<u><del>377,502</del></u>	<u><del>0</del></u>	<u><del>12,874,726</del></u>	<u><del>6,370,000</del></u>	<u><del>21,986,167</del></u>

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments-Service Charges - Admin				
O&M Assessments-Tax Roll	137,485	125,130	(12,355)	(9)%
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	<u>137,485</u>	<u>125,250</u>	<u>(12,235)</u>	<u>(9)%</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	1,600	10,400	87 %
Financial & Administrative				
Management Services	52,000	13,000	39,000	76 %
District Engineer	8,000	991	7,010	88 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,514	2,736	38 %
Auditing Services	7,000	0	7,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Financial Services	31,000	9,900	21,100	68 %
Postage and Resident Notices	750	225	525	70 %
Resident Newsletter	860	0	860	100 %
Professional Liability Insurance	1,800	1,805	(5)	(0)%
Legal Advertising	600	63	537	90 %
Bank Fees	400	74	326	82 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	500	0	500	100 %
Website Development & Maintenance	1,000	147	853	85 %
Capital Improvements	2,000	0	2,000	100 %
Legal Counsel				
District Counsel	9,000	542	8,458	94 %
Other Physical Environment				
District Permit Compliance	500	0	500	100 %
Total Expenditures	<u>137,485</u>	<u>33,035</u>	<u>104,450</u>	<u>76 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>92,216</u>	<u>92,216</u>	<u>0 %</u>

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	226,552	205,622	(20,930)	(9)%
Total Revenues	226,552	205,622	(20,930)	(9)%
Expenditures				
Electric Utility Services				
Electric Utility Services	40,000	8,766	31,234	78 %
Water-Sewer Combination Services				
Water Utility Services	1,600	162	1,438	90 %
Other Physical Environment				
Storm Drain Maintenance	7,500	608	6,892	92 %
General Liability Insurance	7,500	5,312	2,188	29 %
Plant Replacement Program	10,000	375	9,625	96 %
Landscape Maintenance - Contract	74,100	18,525	55,575	75 %
Landscape Maintenance - Other	12,000	9,171	2,829	24 %
Aquatics Maintenance	13,000	3,000	10,000	77 %
Aquatics Maintenance - Other	4,000	978	3,022	76 %
Irrigation Maintenance	5,000	1,563	3,437	69 %
Entry & Walls Maintenance	4,000	0	4,000	100 %
Miscellaneous Repairs & Maintenance	0	80	(80)	0 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	0	2,000	100 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	80	4,920	98 %
Sidewalk Maintenance	4,000	0	4,000	100 %
Decorative Light Maintenance	8,500	0	8,500	100 %
Holiday Decor	1,452	750	702	48 %
Reserves				
Transfer to Capital Reserves	13,360	0	13,360	100 %
Total Expenditures	226,552	49,370	177,182	78 %
Excess of Revenues Over (Under) Expenditures	0	156,252	156,252	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	303,705	275,646	(28,059)	(9)%
Total Revenues	303,705	275,646	(28,059)	(9)%
Expenditures				
Electric Utility Services				
Electric Utility Services	5,500	1,285	4,215	77 %
Water-Sewer Combination Services				
Water Utility Services	4,000	1,038	2,962	74 %
Other Physical Environment				
Storm Drain Maintenance	13,000	0	13,000	100 %
General Liability Insurance	5,000	3,984	1,016	20 %
Plant Replacement Program	11,250	14,939	(3,689)	(33)%
Plant Replacement Program - Racetrack Road	9,077	2,104	6,973	77 %
Landscape Maintenance - Other	12,348	19,547	(7,199)	(58)%
Landscape Installation/Maintenance - Race Track Rd	16,171	0	16,171	100 %
Aquatics Maintenance	26,205	5,051	21,154	81 %
Landscape Maintenance - Highland Park Contract	60,696	15,174	45,522	75 %
Landscape Maintenance - Racetrack Road Contract	17,946	4,487	13,460	75 %
Irrigation Maintenance	9,375	2,217	7,158	76 %
Entry & Walls Maintenance	1,875	1,084	791	42 %
Pressure Washing - Common Areas	1,890	383	1,508	80 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	5,000	4,879	121	2 %
Sidewalk Maintenance	2,063	1,050	1,013	49 %
Street Light Maintenance	6,000	624	5,376	90 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Holiday Decor	750	5,963	(5,213)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	1,026	(1,026)	0 %
Fountain Maintenance	750	401	349	47 %
Park Facility Janitorial Maintenance Contracted	2,888	896	1,992	69 %
Park Facility Maintenance and Improvement	5,000	0	5,000	100 %
Reserves				
Transfer to Operating Reserve	62,421	0	62,421	100 %
Transfer to Capital Reserves	22,500	0	22,500	100 %
Total Expenditures	303,705	86,130	217,575	72 %
Excess of Revenues Over (Under) Expenditures	0	189,516	189,516	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	79,430	73,870	(5,560)	(7)%
Total Revenues	79,430	73,870	(5,560)	(7)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	430	1,370	76 %
Water-Sewer Combination Services				
Water Utility Services	1,425	212	1,213	85 %
Other Physical Environment				
Storm Drain Maintenance	3,852	0	3,852	100 %
General Liability Insurance	1,650	1,328	322	20 %
Plant Replacement Program	3,750	4,980	(1,230)	(33)%
Plant Replacement Program - Racetrack Road	3,026	701	2,325	77 %
Landscape Maintenance - Other	4,000	6,516	(2,516)	(63)%
Landscape Installation/Maintenance - Race Track Rd	5,000	0	5,000	100 %
Aquatics Maintenance	8,735	1,684	7,051	81 %
Landscape Maintenance - Highland Park Contract	20,232	5,058	15,174	75 %
Landscape Maintenance - Racetrack Road Contract	5,982	1,496	4,487	75 %
Irrigation Maintenance	3,125	739	2,386	76 %
Entry & Walls Maintenance	625	361	264	42 %
Pressure Washing - Common Areas	630	128	503	80 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,650	1,626	24	1 %
Sidewalk Maintenance	688	350	338	49 %
Street Light Maintenance	2,000	208	1,792	90 %
Decorative Light Maintenance	650	0	650	100 %
Holiday Decor	250	1,988	(1,738)	(695)%
Parks & Recreation				
Off Duty Deputy Services	0	342	(342)	0 %
Fountain Maintenance	250	134	116	47 %
Park Facility Janitorial Maintenance Contracted	960	299	661	69 %
Park Facility Maintenance and Improvement	1,650	0	1,650	100 %
Reserves				
Transfer to Capital Reserves	7,500	0	7,500	100 %
Total Expenditures	79,430	28,578	50,852	64 %
Excess of Revenues Over (Under) Expenditures	0	45,292	45,292	0 %

# Park Place Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	172,140	172,140	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	172,142	172,142	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	52,451	(52,451)	0 %
Total Expenditures	0	52,451	(52,451)	0 %
Excess of Revenues Over (Under) Expenditures	0	119,692	119,692	0 %



# Park Place Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	0	298,935	298,935	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	298,937	298,937	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	94,050	(94,050)	0 %
Total Expenditures	0	94,050	(94,050)	0 %
Excess of Revenues Over (Under) Expenditures	0	204,887	204,887	0 %

**Park Place Community Development District  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10100 Cash-Operating Account 2**  
**Reconciliation ID: 12/31/15**  
**Reconciliation Date: 12/31/2015**  
**Status: Locked**

Bank Balance	2,065,645.78
Less Outstanding Checks/Vouchers	658.30
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,064,987.48
Balance Per Books	<u>2,064,987.48</u>
Unreconciled Difference	<u><u>0.00</u></u>

**Click the Next Page toolbar button to view details.**

**Park Place Community Development District  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10100 Cash-Operating Account 2**

**Reconciliation ID: 12/31/15**

**Reconciliation Date: 12/31/2015**

**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4310	12/29/2015	System Generated Check/Voucher	58.30	BOCC - Hillsborough County Water Resource Services
4311	12/29/2015	System Generated Check/Voucher	600.00	Site Masters of Florida, LLC
Outstanding Checks/Vouchers			658.30	

# Commercial Checking Acct Public Funds

Account number:  
Image count: 30

■ December 1, 2015 - December 31, 2015 ■ Page 1 of 2



PARK PLACE CDD  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

## Questions?

Call your Customer Service Officer or Client Services  
**1-800-AT WELLS** (1-800-289-3557)  
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
PO Box 63020  
San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,284,063.75	\$832,241.67	-\$50,659.64	\$2,065,645.78

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/08	689,166.45	Hlls Tax Licens Dist ID229 DN022065 Park Place
	12/18	143,075.22	Hlls Tax Licens Dist 233 P DN022065 Park Place
		<b>\$832,241.67</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$832,241.67</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/11	27.60	Client Analysis Srvc Chrg 151210 Svc Chge 1115 002000025991794
		<b>\$27.60</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4278	49.00	12/10	4288	36.99	12/16	4296	49.00	12/17
4281	56.33	12/04	4289	72.32	12/16	4297	684.00	12/14
4282	3,200.00	12/03	4290	86.24	12/16	4298	80.00	12/16
4283	6,990.55	12/04	4291	200.00	12/14	4299	271.00	12/14
4284	125.00	12/17	4292	200.00	12/22	4300	143.65	12/16
4285	17.54	12/16	4293	200.00	12/15	4301	11,704.93	12/14
4286	107.39	12/16	4294	200.00	12/14	4302	6,490.00	12/14
4287	70.54	12/16	4295	200.00	12/16	4303	265.00	12/24

**Checks paid (continued)**

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4304	684.00	12/21	4306	1,299.98	12/18	4308	1,405.00	12/28
4305	3,560.58	12/17	4307	4,725.00	12/24	4309	7,458.00	12/24
<b>\$50,632.04</b>			<b>Total checks paid</b>					

\* Gap in check sequence.

<b>\$50,659.64</b>	<b>Total debits</b>
--------------------	---------------------

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	1,284,063.75	12/11	1,962,906.72	12/18	2,080,382.78
12/03	1,280,863.75	12/14	1,943,356.79	12/21	2,079,698.78
12/04	1,273,816.87	12/15	1,943,156.79	12/22	2,079,498.78
12/08	1,962,983.32	12/16	1,942,342.12	12/24	2,067,050.78
12/10	1,962,934.32	12/17	1,938,607.54	12/28	2,065,645.78
<b>Average daily ledger balance</b>		<b>\$1,854,837.87</b>			