

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 25, 2019**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, SEPTEMBER 25, 2019

6:30 p.m.

Rivercrest CDD Clubhouse

Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Daniel Fleary, Jr Lawrence T. Hollis Suzanne DeCopain JoAnn Ward Koko Miller
District Manager	Meritus	Gene Roberts
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

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

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth 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. Fifth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. 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. 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 seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. 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.

Parkway Center Community Development District

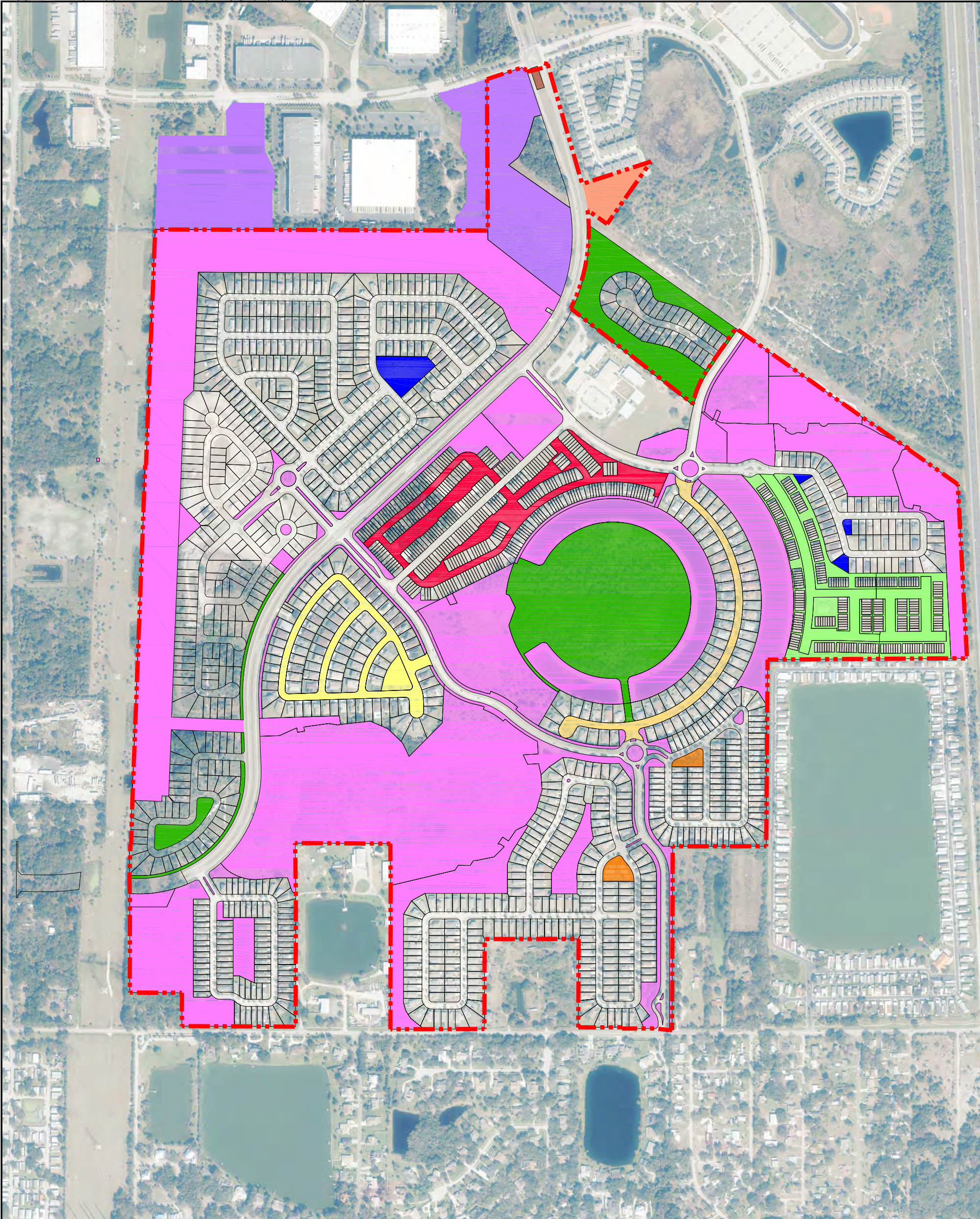
Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, September 25, 2019 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer..... Tab 01
 - i. Parkway Center Ownership Maps
- 4. BUSINESS ITEMS**
 - A. Discussion on Board Authorization of Staff to Proceed with Preparing & Publicizing Bids for Amenity Center Construction
 - B. Discussion on Entryway Monuments Proposal Tab 02
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular & Public Meeting Minutes August 28, 2019 Tab 03
 - B. Consideration of Operations and Maintenance Expenditures August 2019 Tab 04
 - C. Review of Financial Statements Month Ending August 31, 2019..... Tab 05
- 6. MANAGEMENT REPORTS**
 - A. District Manager..... Tab 06
 - i. Staff Action List
 - ii. Aquatic Systems Reports.
 - iii. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 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.

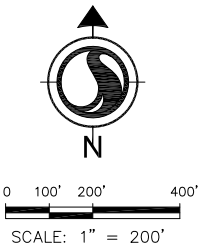
Sincerely,
Gene Roberts
District Manager



PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
OWNERSHIP MAP

LEGEND

- CDD BOUNDARY
- PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
- OAK CREEK LAND COMPANY
- OAK CREEK OWNERS ASSOCIATION INC
- BAYWOOD AT OAK CREEK TOWNHOMES ASSOC INC
- HARVEST GLENN AT OAK CREEK HOA INC
- PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION INC
- SANCTUARY AT OAK CREEK HOMEOWNERS ASSOCIATION INC
- VILLAGES OF OAK CREEK MASTER ASSOCIATION INC
- SUMMERWOOD OF OAK CREEK HOMEOWNERS ASSOCIATION INC
- TAYLOR MORRISON OF FLORIDA INC
- HILLSBOROUGH COUNTY
- EAGLE PALMS HOMEOWNERS ASSOCIATION
- SURROUNDING PARCELS



 **Stantec**
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170



Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com

Estimate 1617

ADDRESS

Parkway CDD
Meritus
2005 Pan Am Circle, Suite
300
Tampa , FL 33607

DATE
09/10/2019

TOTAL
\$4,200.00

ACTIVITY	QTY	RATE	AMOUNT
Labor All entryway monuments throughout Parkway CDD. Pressure wash monuments and surrounding curbs, Paint 1 coat Sherwin Williams sealer and 1 coat Sherwin Williams 25 year premium outdoor paint., body and trim. Cost includes labor and material.	1	4,200.00	4,200.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL

\$4,200.00

THANK YOU.

Accepted By

Accepted Date



June 19, 2019

Meritus Management
2005 Pan Am Circle #120
Tampa, Florida 33607
ATTN: Gene Roberts

Project: **Exterior Painting Monument Signs Oak Creek**

The exterior preparation, and painting of gray background, rear side of signs, and column trim caps on the entrance and community signs for Oak Creek Association in Riverview, Florida as outlined in the Scope of Work below

Entrances are Oak Creek (3), Sanctuary (2), Belmont, Baywood/Summerwood, Hamlet, Amberly, Harvest Glen, Summerwood.

Scope of Work:

1. Prepare the wall by patching the stucco cracks using elastomeric patching compound to match the existing finish as close as possible.
2. The exterior columns will receive one (1) coat Florida Paints #690 Aquaseal Latex Surface Conditioner Clear and one (1) coat Scott Paints #420 Ultra 100% Acrylic Velvet Supercoat to entire surface or use os other Manufacturer paints of equal value.
3. EXCLUSIONS: perimeter walls, association signage, stone,

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$ 5,750.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____ . Date _____ .

Sincerely yours,



Billy Jones, Estimator/Project Manager

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 28, 2019 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, August 28, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

JoAnn Ward led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 28, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair	
Lawrence T. Hollis	Vice Chair	
Suzanne DeCopain	Supervisor	<i>arrived at approximately 6:35 p.m.</i>
JoAnn Ward	Supervisor	
Koko Miller	Supervisor	<i>arrived at approximately 6:45 p.m.</i>

Staff Members Present:

Gene Roberts	Meritus	
Tonja Stewart	District Engineer	<i>via conference call</i>

There were 15 residents present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to the public hearing.

5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Supervisor DeCopain arrived at the meeting.

Mr. Roberts went over the budget line items.

C. Public Comments

Supervisor Miller arrived at the meeting.

A resident asked about the assessment increase and said she was never told the O&Ms would increase because of the new amenity center. She also asked about the debt on the different bonds. Another resident had a question about her tax bill.

D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Close Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Staff Presentations

Mr. Roberts went over the assessments.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-08; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-08 providing that the assessments for the Eagles Nest are correct.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Close Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

7. RETURN TO REGULAR MEETING

Mr. Roberts directed the Board to return to the regular meeting.

8. VENDOR/STAFF REPORTS

A. District Counsel

There was nothing to report at this time from Counsel.

B. District Engineer

Ms. Stewart provided an update on the status of the amenity center and said she anticipates that ground breaking will begin in late November. Stantec will provide monthly updates to the Board. Supervisor Fleary asked that Stantec provide the HOA president with updates on amenity center progress as well.

Ms. Stewart then updated the Board on the construction status of the Eagle's Nest. She also discussed Supervisor Ward's concerns about the pond bank erosion in ponds 1 and 2 related to the dewatering for the storm drain installation. Ms. Stewart will get with District Counsel to get on record that Taylor Morrison will be held financially responsible for any repairs needed because of the construction.

9. BUSINESS ITEMS

A. Discussion on Holiday Lighting Proposals

The Board reviewed the holiday lighting proposals.

MOTION TO:	Accept the Illuminations Holiday Lighting proposal for \$10,000.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Discussion on Aquatics Proposals

- i. Aquatic Weed Control
- ii. Cypress Creek Aquatics
- iii. Sitex Aquatics

Mr. Roberts went over the proposals from the three aquatic vendors that submitted proposals for pond maintenance. After discussion, the Board decided to accept the Aquatic Weed Control proposal.

MOTION TO:	Accept the Aquatic Weed Control proposal.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

The Board discussed giving the current aquatics vendor Aquatic Systems a 30-day termination notice.

MOTION TO:	Give Aquatic Systems 30-day termination notice.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Discussion on Playground Proposals

Supervisor Hollis said he does not recommend swings due to safety issues. The Board decided to table their discussion until the September meeting to allow them more time to review.

D. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule. They decided to move the November meeting to November 20, 2019. When the amenity center is completed, they will hold the meetings there.

MOTION TO:	Approve Resolution 2019-09 with the change to the November meeting.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

10. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting July 24, 2019

The Board reviewed the minutes.

MOTION TO: Approve the July 24, 2019 meeting minutes.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Miller
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures July 2019

The Board reviewed the O&Ms.

MOTION TO: Approve the July 2019 O&Ms.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Miller
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 – Motion passed unanimously

C. Review of Financial Statements through July 31, 2019

The Board reviewed and accepted the financials.

11. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

Mr. Roberts provided an update on the landscape enhancement project and landscape lighting project. Supervisor Fleary said there is a palm tree leaning on the sidewalk side of the roundabout. Supervisor Ward said at the Sanctuary entrance, there is a dead palm tree, and at the Hamlet entrance, there is another a dead tree. She also said there is a pine tree that is dying in the buffer that Taylor Morrison left in the Eagles Nest that she wants them to remove. The Board also mentioned that the lights at Hamlet and Sanctuary are not working.

12. SUPERVISOR REQUESTS

Supervisor DeCopain would like for Stantec to make an updated CDD map.

Supervisor Hollis asked for Mr. Roberts to consult with District Counsel to see why the common area in Willow Beach was deeded to the CDD and not the HOA.

13. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were questions about which parts of Oak Creek are in District boundaries, existing bonds, and the difference between the HOA and CDD. A resident asked if the camera installed at the Sanctuary gate was installed by the CDD, and Supervisor Ward answered that it was installed by Taylor Morrison. Residents also asked about the mowing responsibility along Falkenburg and if a buffer will be installed at the new amenity center to screen the neighboring lot. A resident requested a monument sign for the Willow Beach entrance. There was also a resident question regarding if the plants at the Blue Beech roundabout could be trimmed to improve visibility.

14. ADJOURNMENT

MOTION TO:	Adjourn at 8:00 p.m.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**Please note the entire meeting is available on disc*

**These minutes were done in summary format.*

**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

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	451170	\$ 97.00			Lake & Wetland Services - Add-On - July
Aquatic Systems, Inc.	452535	1,478.00	\$ 1,575.00	\$ 1,132.00	Lake & Wetland Services - August
LMP	145489	17,917.15			Ground Maintenance - August
Meritus Districts	9224	7,763.54		\$ 7,947.25	Management Services - August
Monthly Contract Sub-Total		\$ 27,255.69			

Variable Contract					
Burr Forman	1101280	\$ 360.00			Professional Services - June
Burr Forman	1106951	150.00	\$ 510.00		Professional Services - July
Cardno	278491	225.00			Professional Services - thru 07/26/19
Stantec	1545295	302.50			Professional Services - General Consulting - thru 07/26/19
Variable Contract Sub-Total		\$ 1,037.50			

Utilities					
Tampa Electric	211001800146 080619	\$ 620.00			Electric Service - thru 07/31/19
Tampa Electric	211001800369 080619	489.47			Electric Service - thru 07/31/19
Tampa Electric	211001800609 080619	444.35			Electric Service - thru 07/31/19
Tampa Electric	311000070319 080519	7,309.00	\$ 8,862.82	\$ 3,583.33	Electric Service - thru 07/22/19
Utilities Sub-Total		\$ 8,862.82			

Regular Services					
Supervisor: Daniel Fleary, Jr.	DF082819	\$ 200.00			Supervisor Fee - 08/28/19
Supervisor: Koko Miller	KM082819	200.00			Supervisor Fee - 08/28/19
Supervisor: Lawrence Hollis	LH082819	200.00			Supervisor Fee - 08/28/19
Supervisor: Suzanne DeCopain	SD082819	200.00			Supervisor Fee - 08/28/19

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Daniel Fleary, Jr.	DF072419	200.00			Supervisor Fee - 07/24/19
Supervisor: Jo Ann Ward	JW072419	200.00			Supervisor Fee - 07/24/19
Supervisor: Jo Ann Ward	JW082819	200.00			Supervisor Fee - 08/28/19
Supervisor: Koko Miller	KM072419	200.00			Supervisor Fee - 07/24/19
Supervisor: Lawrence Thomas	LH072419	200.00			Supervisor Fee - 07/24/19
Supervisor: Suzanne DeCopain	SD072419	200.00	\$ 2,000.00		Supervisor Fee - 07/24/19
Tampa Bay Times	2032 080219	2,737.60			FY20 Budget Hearing - 08/02/19
Tampa Bay Times	2032 081219	2,733.60	\$ 5,471.20		FY20 Budget Hearing - 08/09/19
Regular Services Sub-Total		\$ 7,471.20			
Additional Services					
Britton Holley	BH081219	\$ 120.00			Off Duty Patrol Service - 08/12/19
Deputy: Gary Harrison	GH081919	120.00			Off Duty Patrol Service - 08/19/19
LMP	145594	2,177.50			Vegetative Removal - 07/30/19
LMP	145721	94.33			Irrigation Repair - 08/01/19
LMP	145767	632.63			Replace Irrigation Controller - 08/03/19
LMP	145768	150.25			Replace Sensor - 08/03/19
LMP	145769	150.25			Replace Sensor - 08/03/19
LMP	145881	32.77			Irrigation Modifications - 08/09/19
LMP	145928	1,687.50			Install Jasmine - 08/13/19
LMP	145929	1,723.75			Annuals - 08/13/19
LMP	145930	1,101.00			Mulch & Irrigation Modifications - 08/13/19
LMP	145953	336.00			Sod - 08/14/19
LMP	145954	2,156.00			Mulch - 08/14/19
LMP	146032	57.13	\$ 10,299.11		Irrigation Inspection Repairs - 08/20/19
Remson Aquatics	111455	1,570.00			Proposal for Air Compressor - 06/01/19
Shawn Wynn	SW080519	210.00			Off Duty Patrol Service - 08/05/19

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Shawn Wynn	SW081919	360.00	\$ 570.00		Off Duty Patrol Service - 08/19/19
William Scobie	WS082219	120.00			Off Duty Patrol Service - 08/22/19
William Scobie	WS082719	180.00	\$ 300.00		Off Duty Patrol Service - 08/27/19
Additional Services Sub-Total		\$ 12,979.11			
TOTAL:		\$ 57,606.32			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

**Aquatic Systems, Inc.,
a SOLitude Lake Management Company**

Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

INVOICE DATE: 7/25/2019
INVOICE NUMBER: 0000451170
CUSTOMER NUMBER: 0045990
PO NUMBER:
PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan Am Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services Add-On beginning July, 2019		97.00	97.00

Received
JUL 29 2019

53960-4615
8.5.19
GR

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$97.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 7/25/2019
INVOICE NUMBER: 0000451170
CUSTOMER NUMBER: 0045990
TOTAL AMOUNT DUE: \$97.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000452535
CUSTOMER NUMBER: 0045990
PO NUMBER:
PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan Am Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		1,478.00	1,478.00

Received
AUG 02 2019

S3900-4615
8-5-19
GL

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$1,478.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2019
INVOICE NUMBER: 0000452535
CUSTOMER NUMBER: 0045990
TOTAL AMOUNT DUE: \$1,478.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/1/2019	145489

Bill To:

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Property Information

Faulkenburg Rd & Progress Blvd
Riverview, FL

Services for the month August 2019

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
<p>53900-4604 8.5.19 GR</p>			
Total			\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/31/2019	Balance Due
			\$0.00
			\$17,917.15

REVIEWED dthomas 8/20/2019

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE


Invoice Number: 9224
 Invoice Date: Aug 1, 2019
 Page: 1

Bill To:

Parkway Center CDD
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,403.33
		Field Management		2,308.93
		Recording Secretary		461.92
		Technology Services		200.00
		Accounting Services		2,406.41
		Technology Services - credit for bill paid directly by district		-49.00
		Postage - June		9.50
143.00		Copies: B/W - June	0.15	21.45
2.00		Copies: Color - June	0.50	1.00
				

Subtotal	7,763.54
Sales Tax	
Total Invoice Amount	7,763.54
Payment/Credit Applied	
TOTAL	7,763.54

REVIEWED dthomas 7/30/2019



Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

24 Jul 2019
Invoice # 1101280
Bill Atty: S Steady
As of 06/30/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JUNE 30, 2019

Professional Services	\$360.00
TOTAL DUE THIS BILL	\$360.00

Received
JUL 29 2019

51400.3107
8.5.19
GL

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

24 Jul 2019
Invoice # 1101280
Page 2

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

24 Jul 2019
Invoice # 1101280
Bill Atty: S Steady
As of 06/30/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
06/03/19	Emails from Brian and Tonja regarding erosion issues; call with Tonja.	SIS	0.20	300.00	\$60.00
06/17/19	Revise notices for O&M to send to Meritus.	SIS	0.30	300.00	\$90.00
06/18/19	Finalize note for O&M assessment; forward to Brittany.	SIS	0.50	300.00	\$150.00
06/19/19	Follow-up emails with Brittany at Meritus regarding O&M notices.	SIS	0.20	300.00	\$60.00
Total Services					\$360.00

Total Services and Disbursements	<u>\$360.00</u>
TOTAL NOW DUE	<u><u>\$360.00</u></u>

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

24 Jul 2019
Invoice # 1101280
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	1.20	\$360.00
TOTALS		1.20	\$360.00



Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

20 Aug 2019
Invoice # 1106951
Bill Atty: S Steady
As of 07/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JULY 31, 2019

Professional Services \$150.00

TOTAL DUE THIS BILL \$150.00

Received
AUG 22 2019

51400 - 3107
8-27-19
62

REMITTANCE COPY

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REVIEWEDdthomas 8/29/2019

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

20 Aug 2019
Invoice # 1106951
Page 2

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

20 Aug 2019
Invoice # 1106951
Bill Atty: S Steady
As of 07/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
07/24/19	Review 2008 refinancing and email Meritus confirming completion of project.	SIS	0.20	300.00	\$60.00
07/26/19	Attend conference call with Meritus and TM to discuss when debt assessments will be due on Eagle's Nest property.	SIS	0.30	300.00	\$90.00
Total Services					\$150.00
Total Services and Disbursements					\$150.00
TOTAL NOW DUE					\$150.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

20 Aug 2019
Invoice # 1106951
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	0.50	\$150.00
TOTALS		0.50	\$150.00



Check Remittance:
Cardno, Inc.
P.O. Box 123422
Dallas, TX 75312-3422

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447006894
Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Parkway Center CDD
Brian Howell
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 278491
Invoice Date : 08/15/2019
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 7/26/2019

Phase: 1000 - Maintenance

	Amount
Per-Event Fee	225.00
-July Event	
Subtotal	225.00
Total This Phase	\$225.00
Total Fee Type CPM:	225.00

Amount Due this Invoice
\$225.00

Outstanding Invoices

Number	Date	Balance
278491	08/15/2019	225.00
Total Now Due		225.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
225.00	0.00	0.00	0.00

53900.4616
8.22.19
GR

REVIEWEDdthomas 8/26/2019

Invoice Number	1545295
Invoice Date	August 7, 2019
Purchase Order	215600346
Customer Number	83368
Project Number	215600346

Bill To

Parkway Center CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project	Parkway Center Community Dev District		
Project Manager	Stewart, Tonja L	For Period Ending	July 26, 2019
Current Invoice Total (USD)	302.50		

Process requisitions

Top Task	219	2019 FY General Consulting
-----------------	------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.75	110.00	302.50
Subtotal Professional Services	<u>2.75</u>		<u>302.50</u>
Top Task Subtotal			<u>302.50</u>
			<u>302.50</u>
Total Fees & Disbursements			<u>302.50</u>
INVOICE TOTAL (USD)			302.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Received
AUG 12 2019

51300-3103
8.14.19
GL

REVIEWED dthomas 8/20/2019

ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 08/06/2019
Account: 211001800146

PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Current month's charges:	\$620.00
Total amount due:	\$620.00
Payment Due By:	08/27/2019

Your Account Summary

Previous Amount Due	\$620.00
Payment(s) Received Since Last Statement	-\$620.00
Current Month's Charges	\$620.00
Total Amount Due	\$620.00

Go paperless for perks!

Goodbye clutter. Hello convenience.

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Learn more and sign up: tampaelectric.com/paperless

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

Thanks for your vote of confidence.

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tampaelectric.com/news



2019
TRUSTED
BUSINESS
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$620.00
Total amount due:	\$620.00
Payment Due By:	08/27/2019

Amount Enclosed \$ 610642477453

PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106424774532110018001460000000620007

ACCOUNT INVOICE

tampaelectric.com



Account: 211001800146
Statement Date: 08/06/2019
Current month's charges due 08/27/2019

Details of Charges – Service from 07/02/2019 to 07/31/2019

Service for: OAK CREEK PH 1C-1 RD, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	640 kWh @ \$0.02904/kWh	\$18.59
Fixture & Maintenance Charge	19 Fixtures	\$125.49
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	640 kWh @ \$0.03194/kWh	\$20.44
Florida Gross Receipt Tax		\$1.00
Lighting Charges		

\$620.00

Total Current Month's Charges

\$620.00

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

00000979-0002128-Page 11 of 12

Statement Date: 08/06/2019
Account: 211001800369

PARKWAY CTR CDD
PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$489.47
Payment(s) Received Since Last Statement	-\$489.47
Current Month's Charges	\$489.47
Total Amount Due	\$489.47

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See reverse side for more information

Account: 211001800369

Current month's charges:
Total amount due:
Payment Due By:

Amount Enclosed \$

610642477454



PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318
33

Account: 211001800369
Statement Date: 08/06/2019
Current month's charges due 08/27/2019

Details of Charges – Service from 07/02/2019 to 07/31/2019

Service for: BLUE BEECH RD, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	548 kWh @ \$0.02904/kWh	\$15.91
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	548 kWh @ \$0.03194/kWh	\$17.50
Florida Gross Receipt Tax		\$0.86
Lighting Charges		\$489.47

Total Current Month's Charges

\$489.47

00000979-0002126-Page 7 of 12

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides information to our customers on a quarterly basis.

*Oil makes up less than 1%



Statement Date: 08/06/2019
Account: 211001800609

PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$444.35
Payment(s) Received Since Last Statement	-\$444.35
Current Month's Charges	\$444.35
Total Amount Due	\$444.35

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

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BUSINESS
PARTNER
BUSINESS

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:
Total amount due:
Payment Due By:

Amount Enclosed \$
610642477455

00000979 02 AV 0.38 33607 FTECO108071900021010 00000 03 01000000 013 03 15203 006



PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318
35



Account: 211001800609
Statement Date: 08/06/2019
Current month's charges due 08/27/2019

Details of Charges – Service from 07/02/2019 to 07/31/2019

Service for: OAK CRK PRC 6 BLVD, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	260 kWh @ \$0.02904/kWh	\$7.55
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.03194/kWh	\$8.30
Florida Gross Receipt Tax		\$0.41
Lighting Charges		\$444.35

Total Current Month's Charges

\$444.35

00000978-0002124-Page 3 of 12

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 08/05/19
Account: 311000070319

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Current month's charges:	\$7,310.00
Total amount due:	\$7,309.00
Payment Due By:	08/19/19

Your Account Summary

Previous Amount Due	\$7,263.32
Payment(s) Received Since Last Statement	-\$7,263.30
Miscellaneous Credits	-\$1.02
Credit balance after payments and credits	-\$1.00
Current Month's Charges	\$7,310.00
Total Amount Due	\$7,309.00

DO NOT PAY. Your account will be drafted on 08/19/19



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



More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

53100
4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,310.00
Total amount due:	\$7,309.00
Payment Due By:	08/19/19

Amount Enclosed \$

700250000931 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/19/19

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

REVIEWEDdthomas 8/20/2019

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite tampaelectric.com para ver esta información en español.

Billed Individual Accounts



000000398-0000399-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.39
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$71.12
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$230.53
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$36.42
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3361.66
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$913.69
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$631.92
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$713.36
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$127.01
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$98.41
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$79.46
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$68.49
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$86.49
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.44
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.26
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$285.35



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 07/31/19

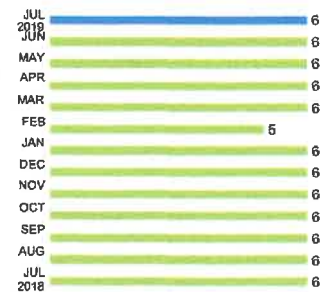
Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	07/02/19	38,404		38,225		179 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						179 kWh @ \$0.05916/kWh \$10.59		
Fuel Charge						179 kWh @ \$0.03227/kWh \$5.78		
Florida Gross Receipt Tax						\$0.88		
Electric Service Cost						\$35.39		
Current Month's Electric Charges						\$35.39		



00000038-0000398-Page 6 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759

Statement Date: 07/31/19



Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	07/02/19	65,092		64,532		560 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						560 kWh @ \$0.05916/kWh \$33.13		
Fuel Charge						560 kWh @ \$0.03227/kWh \$18.07		
Florida Gross Receipt Tax						\$1.78		
Electric Service Cost						\$71.12		
Current Month's Electric Charges						\$71.12		

00000038-0000-400-Page 7 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070

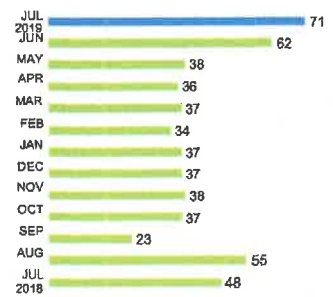
Statement Date: 07/31/19

Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	07/02/19	25,420		23,160		2,260 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						2,260 kWh @ \$0.05916/kWh		
Fuel Charge						2,260 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$5.76		
Electric Service Cost						\$230.53		
Current Month's Electric Charges						\$230.53		



00000038-0000400-Page 8 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 07/31/19



Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	07/02/19	14,896		14,706		190 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						190 kWh @ \$0.05916/kWh \$11.24		
Fuel Charge						190 kWh @ \$0.03227/kWh \$6.13		
Florida Gross Receipt Tax						\$0.91		
Electric Service Cost						\$36.42		
Current Month's Electric Charges						\$36.42		

00000038-0000401-Page 8 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567

Statement Date: 07/31/19

Details of Charges – Service from 06/01/19 to 07/01/19

Service for: FALKENBURG/WOOLLEY, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	9366 kWh @ \$0.02904/kWh	\$271.99
Fixture & Maintenance Charge	71 Fixtures	\$1077.56
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	9366 kWh @ \$0.03194/kWh	\$299.15
Florida Gross Receipt Tax		\$14.64
Lighting Charges		\$3,361.66
Current Month's Electric Charges		\$3,361.66

00000038-0000401-Page 10 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864

Statement Date: 07/31/19



Details of Charges – Service from 06/01/19 to 07/01/19

Service for: OAK CRK PH2, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1204 kWh @ \$0.02904/kWh	\$34.96
Fixture & Maintenance Charge	28 Fixtures	\$168.63
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1204 kWh @ \$0.03194/kWh	\$38.46
Florida Gross Receipt Tax		\$1.88

Lighting Charges **\$913.69**

Current Month's Electric Charges **\$913.69**

00000338-0000402-Page 11 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 07/31/19

Details of Charges – Service from 06/21/19 to 07/22/19

Service for: OAK CREEK PARCEL 1B, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1270 kWh @ \$0.02904/kWh	\$36.88
Fixture & Maintenance Charge	31 Fixtures	\$190.72
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1270 kWh @ \$0.03194/kWh	\$40.56
Florida Gross Receipt Tax		\$1.99
Lighting Charges		\$631.92
Current Month's Electric Charges		\$631.92

00000038-0000402-Page 12 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 07/31/19

Received
AUG 08 2019

Details of Charges – Service from 06/21/19 to 07/22/19

Service for: OAK CREEK 1A, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1316 kWh @ \$0.02904/kWh	\$38.22
Fixture & Maintenance Charge	35 Fixtures	\$222.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1316 kWh @ \$0.03194/kWh	\$42.03
Florida Gross Receipt Tax		\$2.06
Lighting Charges		\$713.36
Current Month's Electric Charges		\$713.36

00000038-0000403-Page 13 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 07/31/19

Details of Charges – Service from 06/01/19 to 07/02/19

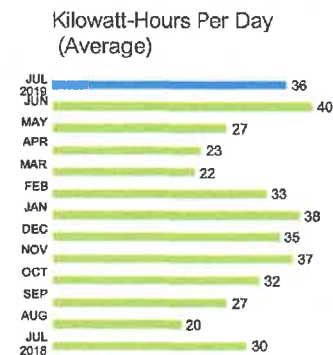
Service for: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	07/02/19	64,643		63,487		1,156 kWh	1	32 Days
Basic Service Charge						\$18.14		
Energy Charge						1,156 kWh @ \$0.05916/kWh	\$68.39	
Fuel Charge						1,156 kWh @ \$0.03227/kWh	\$37.30	
Florida Gross Receipt Tax							\$3.18	
Electric Service Cost							\$127.01	
Current Month's Electric Charges							\$127.01	

Tampa Electric Usage History



00000038-0000403-Page 14 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 07/31/19

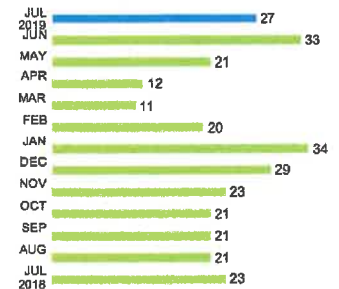
Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	07/02/19	57,792		56,941		851 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						851 kWh @ \$0.05916/kWh \$50.35		
Fuel Charge						851 kWh @ \$0.03227/kWh \$27.46		
Florida Gross Receipt Tax						\$2.46		
Electric Service Cost						\$98.41		
Current Month's Electric Charges						\$98.41		



00000038-0000404-Page 15 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 07/31/19

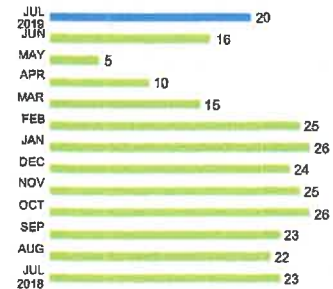
Details of Charges – Service from 06/01/19 to 07/03/19

Service for: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	07/03/19	62,686		62,037		649 kWh	1	33 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						649 kWh @ \$0.05916/kWh \$38.39		
Fuel Charge						649 kWh @ \$0.03227/kWh \$20.94		
Florida Gross Receipt Tax						\$1.99		
Electric Service Cost						\$79.46		
Current Month's Electric Charges						\$79.46		



00000038-0000404-Page 15 of 22

Account: 211014450897
Statement Date: 07/31/19



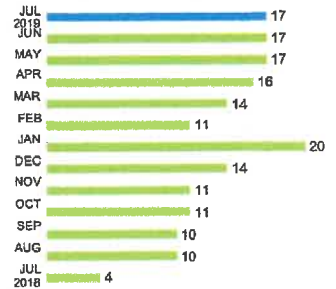
Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	07/02/19	32,002		31,470		532 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						532 kWh @ \$0.05916/kWh \$31.47		
Fuel Charge						532 kWh @ \$0.03227/kWh \$17.17		
Florida Gross Receipt Tax						\$1.71		
Electric Service Cost						\$68.49		
Current Month's Electric Charges						\$68.49		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 07/31/19

Details of Charges – Service from 06/01/19 to 07/02/19

Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

00000038-0000405-Page 18 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	07/02/19	5,090		4,366		724 kWh	1	32 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						724 kWh @ \$0.05916/kWh \$42.83		
Fuel Charge						724 kWh @ \$0.03227/kWh \$23.36		
Florida Gross Receipt Tax						\$2.16		
Electric Service Cost						\$86.49		
Current Month's Electric Charges						\$86.49		



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 07/31/19

Details of Charges – Service from 06/21/19 to 07/22/19

Service for: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	368 kWh @ \$0.02904/kWh	\$10.69
Fixture & Maintenance Charge	9 Fixtures	\$55.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	368 kWh @ \$0.03194/kWh	\$11.75
Florida Gross Receipt Tax		\$0.58
Lighting Charges		\$183.44

Current Month's Electric Charges **\$183.44**

00000038-0000405-Page 18 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 07/31/19

Details of Charges – Service from 06/21/19 to 07/22/19

Service for: OAK CREEK SF PH2B 2/3, LUTZ, FL 33549-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	752 kWh @ \$0.02904/kWh	\$21.84
Fixture & Maintenance Charge	19 Fixtures	\$118.49
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	752 kWh @ \$0.03194/kWh	\$24.02
Florida Gross Receipt Tax		\$1.18

Lighting Charges **\$387.26**

Current Month's Electric Charges **\$387.26**

Miscellaneous Credits

Deposit Refund -\$1.00

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit -\$0.02

Total Current Month's Credits **-\$1.02**

00000038-0000406-Page 20 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 07/31/19



Details of Charges – Service from 06/21/19 to 07/22/19

Service for: OAK CREEK SF, PH HH, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

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

Lighting Energy Charge	588 kWh @ \$0.02904/kWh	\$17.08
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.03194/kWh	\$18.78
Florida Gross Receipt Tax		\$0.92
Lighting Charges		\$285.35

Current Month's Electric Charges

\$285.35

Total Current Month's Charges

\$7,310.00

00000038-0000407-Page 21 of 22

PARKWAY CENTER CDD

MEETING DATE: August 28, 2019

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	/	Accept	\$200
Lawrence T. Hollis	/	Accept	\$200
Koko Miller	/	Accept	\$200
Daniel Fleary, Jr.	/	Accept	\$200
Suzanne DeCopain	/	Accept	\$200

DMS Staff Signature



JW 082819

REVIEWEDdthomas 8/29/2019

PARKWAY CENTER CDD

MEETING DATE: July 24, 2019

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	/	Accept	\$200
Lawrence T. Hollis	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Daniel Fleary, Jr.	✓	Accept	\$200
Suzanne DeCopain	✓	Accept	\$200

DMS Staff Signature



SD 072419

REVIEWEDdthomas 8/20/2019

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 2/19	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/02/2019	User Unassigned	117541
Total Amount Due		Ad Number
\$2,737.60		0000002032

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/19	08/02/19	0000002032	Daily Newspaper	Local B	2019/2020 Budget Hearing AffidavitMaterial	1	4x12.00 IN	\$2,733.60 \$4.00

1 of 2

51300 - 4801
8-14-19
GZ

Received
AUG 12 2019

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Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 2/19	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/02/2019	User Unassigned	117541
Total Amount Due		Ad Number
\$2,737.60		0000002032

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REMIT TO:

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

PARKWAY CENTER COMMUNITY DEV DISTRICT
ATTN: MERITUS DISTRICTS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

REVIEWED dthomas 8/20/2019

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), ADVISING NOTICE OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF A PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE ("O&M") SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") for the Parkway Center Community Development District will hold two public hearings and a regular meeting on August 28, 2019 at 6:30 p.m. at the Rivercrest CDD Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of

certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Office.

PARKWAY CENTER FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

				Fiscal Year 2019			Fiscal Year 2020 ⁽⁵⁾				Inc(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾		
Lot Size	ERU Value	O&M Unit Count ⁽²⁾	Senior Bond DS Unit Count	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2020 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008													
SF 40'	1.00	199	199	\$325.00	\$318.98	\$643.98	\$318.06	\$178.91	\$314.86	\$100.86	\$912.69	\$171.97	\$96.74
SF 50'	1.25	217	217	\$406.00	\$398.72	\$804.72	\$397.53	\$178.91	\$393.58	\$100.86	\$1,070.88	\$170.44	\$95.72
SF 65'	1.50	73	72	\$487.00	\$478.47	\$965.47	\$477.09	\$178.91	\$472.29	\$100.86	\$1,229.15	\$169.00	\$94.68
Phase 2 - Series 2018-1													
Townhome	0.75	604	416	\$324.00	\$239.23	\$563.23	\$272.30	\$178.91	\$236.15	\$100.86	\$788.22	\$127.21	\$97.78
SF 50'	1.25	532	530	\$541.00	\$398.72	\$939.72	\$453.83	\$178.91	\$393.58	\$100.86	\$1,127.18	\$91.74	\$95.72
SF 50' Eagle's Nest	1.25	75	75	\$0.00	\$0.00	\$0.00			\$393.58	\$100.86	\$494.44	\$0.00	\$494.44
SF 60'	1.50	96	96	\$649.00	\$478.47	\$1,127.47	\$544.59	\$178.91	\$472.29	\$100.86	\$1,296.65	\$74.50	\$94.68
		1,796	1,605										

Notations:

⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Ph: (813) 397-5120 during normal business hours.

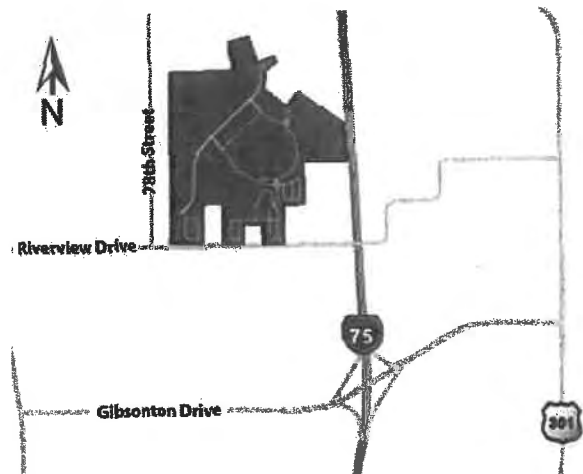
The special assessments are annually recurring assessments and are in addition to debt assessments. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

Annual O&M Assessments (in addition to the Debt Service Assessments) may appear on the November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The Hillsborough County Tax Collector may collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager



Tampa Bay Times

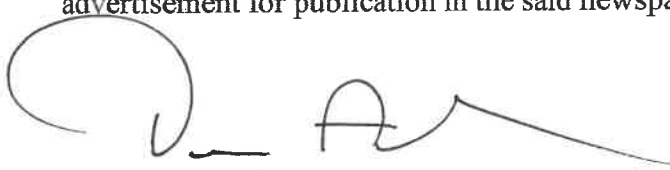
Published Daily

STATE OF FLORIDA } ss

COUNTY OF **Hillsborough County**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in Tampa Bay Times **Hillsborough** edition(s): **August 2 & August 9, 2019** in said newspaper in the issues of **Hillsborough**.

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



Signature of Affiant

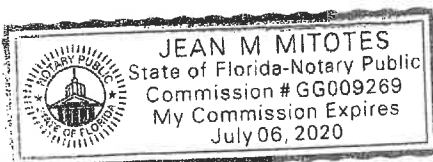
Sworn to and subscribed before me this **08/09/19**.



Signature of Notary of Public

Personally known / or produced identification

Type of identification produced



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tampabay.com

Times Publishing Company

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 9/19	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/12/2019	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$2,733.60		0000002032

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/09/19	08/09/19	0000002032	Daily Newspaper		2019/2020 Budget Hearing	1	4x12.00 IN	\$2,733.60
<p>51366-4801 8.20.19 G.L</p>								

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 9/19	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/12/2019	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$2,733.60		0000002032

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Tampa Bay Times

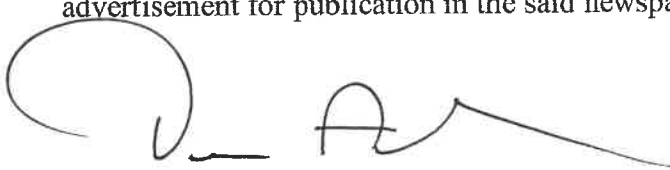
Published Daily

STATE OF FLORIDA} ss

COUNTY OF **Hillsborough County**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in Tampa Bay Times **Hillsborough** edition(s): **August 2 & August 9, 2019** in said newspaper in the issues of **Hillsborough**.

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

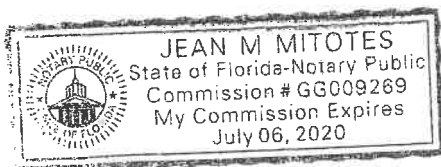

Signature of Affiant

Sworn to and subscribed before me this **08/09/19**.


Signature of Notary of Public

Personally known or produced
identification

Type of identification produced



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), ADVISING NOTICE OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF A PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE ("O&M") SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") for the Parkway Center Community Development District will hold two public hearings and a regular meeting on August 28, 2019 at 6:30 p.m. at the Rivercrest CDD Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of

certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Office.

PARKWAY CENTER FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

				Fiscal Year 2019				Fiscal Year 2020 ^(b)				Inc/Dec in Annual CDD Fees Per Unit ⁽⁴⁾	
Lot Size	ERU Value	O&M Unit Count ^(c)	Senior Bond DS Unit Count	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2020 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008													
SF 40'	1.00	199	199	\$325.00	\$318.98	\$643.98	\$318.06	\$178.91	\$314.86	\$100.86	\$912.69	\$171.97	\$96.74
SF 50'	1.25	217	217	\$406.00	\$398.72	\$804.72	\$397.53	\$178.91	\$393.58	\$100.86	\$1,076.88	\$170.44	\$95.72
SF 65'	1.50	73	72	\$487.00	\$478.47	\$965.47	\$477.09	\$178.91	\$472.29	\$100.86	\$1,229.15	\$169.00	\$94.68
Phase 2 - Series 2018-1													
Townhome	0.75	604	416	\$324.00	\$239.23	\$563.23	\$272.30	\$178.91	\$236.15	\$100.86	\$788.22	\$127.21	\$97.78
SF 50'	1.25	532	530	\$541.00	\$398.72	\$939.72	\$453.83	\$178.91	\$393.58	\$100.86	\$1,127.18	\$91.74	\$95.72
SF 56' Eagle's Nest	1.25	75	75	\$0.00	\$0.00	\$0.00			\$393.58	\$100.86	\$494.44	\$0.00	\$494.44
SF 60'	1.50	96	96	\$649.00	\$478.47	\$1,127.47	\$544.59	\$178.91	\$472.29	\$100.86	\$1,296.65	\$74.50	\$94.68
		1,796	1,605										

Notations:

(1) Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

(2) Phase 1: Additional 50' lot platted and merged with HOA tract

(3) Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

(9) An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Ph: (813) 397-5120 during normal business hours.

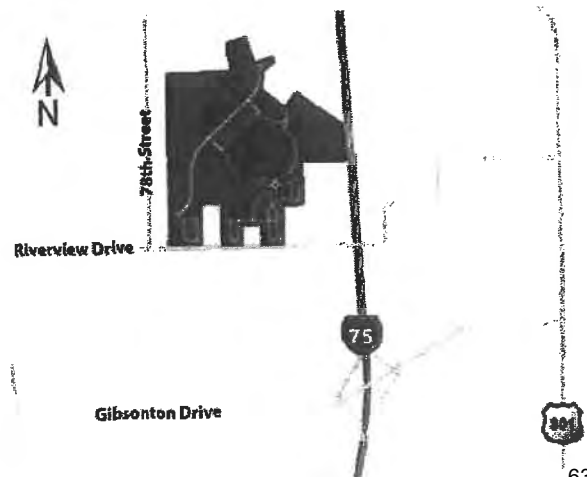
The special assessments are annually recurring assessments and are in addition to debt assessments. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

Annual O&M Assessments (in addition to the Debt Service Assessments) may appear on the November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The Hillsborough County Tax Collector may collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager



DISTRICT CHECK REQUEST FORM

Today's Date 8/12/19

District Name Parkway Center

Check Amount \$120

Payable: Holley, Britton (Britton Holley)

Mailing Address 407 Benson Street
Valrico, FL 33544

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	<u>GR</u>
Fund	<u>57200-4904</u>
G/L	
Object Cd	
CK #	Date <u>8.12.19</u>

REVIEWEDdtomas 8/20/2019

DISTRICT CHECK REQUEST FORM


Today's Date 8/19/19
District Name Parkway Center
Check Amount \$ 120
Payable: Gary Harrison
Mailing Address 214 McGee Road
Plant City, FL 33565

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	8/19/19

57200
4904

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
7/30/2019	145594

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
60876

Work Order #

PO / PA #

Description	Qty	Rate	Amount
9050 Pinebreeze - vegetative removal on pond located behind address.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Vegetative Removal	40	49.50	1,980.00
Debris removal	1	197.50	197.50
53900.4616 8.5.19 GR			
Total			\$2,177.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/29/2019	Balance Due
			\$0.00
			\$2,177.50

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/3/2019	145771

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 8-1-2019	1	54.33	54.33
Irrigation parts	1	40.00	40.00
Labor: 1 man @ \$ 40.00 per hour			
Located and replace 2 faulty solenoids.			
53900-4612 8.12.19 62			
Controller F - Sanctuary at Castle Creek		Total	\$ 94.33
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2019	Balance Due

REVIEWED dthomas 8/20/2019

Irrigation Service/Proposal Request

Property: Parkway Center CDD	DATE 8/1/19
Location Controller F Sanctuary at Castle Creek	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
Zones 4 & 5 not activating from controller
- located valves, replaced solenoids (lightning damage)
Materials needed :
2 - R811 (24.20) 48.40
4 - King Blue (1.26) 5.04

Foreman: Tom	Special Tools Needed:
Manager	materials 53.44
Date Completed 8/1/19	Labor 40.00
Total Man Hours 1 hr	Total 93.44
Inspected by	
Date	



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/3/2019	145717

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
60963

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ESP4Me Rainbird 4 station modular controller	1	168.00	168.00
ESPSM6 Rainbird 6 station module	1	103.43	103.43
Rainbird wireless rain sensor	1	110.25	110.25
AG24013 Intermatic surge arrestor	1	115.95	115.95
Labor: 1 Man @ \$ 40.00 per hour	1.5	90.00	135.00
Replace irrigation controller damaged by lightning.			
NOTE: This proposal does not include repairs repairs to field wiring or solenoids. These components will be tested after controller is replaced.			
<p>53900-4612 8.12.19 GR</p>			
Controller F - Sanctuary at Castle Creek			Total
			\$632.63
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2019	Balance Due

REVIEWED dthomas 8/20/2019

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>7/16/19</u>
Location <u>Controller H Summerwood Entrance</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 60964

Description of Work to be performed:
<u>Replace defective rainsensor</u>
Materials needed :
<u>1 - WR2-RL 110.25</u>

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 110.25</u>
Date Completed <u>8/1/19</u>	<u>Labor 40.00</u>
Total Man Hours <u>1hr</u>	<u>Total 150.25</u>
Inspected by	
Date	



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/3/2019	145708

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
60964

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rainbird wireless rain sensor	1	110.25	110.25
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace faulty rain sensor.			
<p>53900.4612 8.12.19 62</p>			
Controller H - Summerwood entrance.			Total
			\$150.25
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2019	Balance Due

REVIEWED dthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/3/2019	145769

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rainbird wireless rain sensor	1	110.25	110.25
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace faulty rain sensor.			
<p>53900.4612 8.12.19 GR</p>			
Controller J - Lift station and Harvest Glen		Total	\$150.25
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2019	Balance Due

REVIEWED dthomas 8/20/2019

**PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501**

Estimate

Submitted To:

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Date	7/18/2019
Estimate #	60971
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller J - Lift station and Harvest Glen

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	Rainbird wireless rain sensor	1	110.25	110.25
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
	Replace faulty rain sensor.			

TERMS AND CONDITIONS:

TOTAL	\$150.25
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Irrigation Service/Proposal Request

Property: Parkway Center CAD

DATE 7/17/19

Location Controller J (Lift Station of Harvest Glen)

Emergency? ☐

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # 60971

Description of Work to be performed:

Replace defective rain sensor

Materials needed :

1 - WR2-RC 110.25

Foreman: Tom

Manager _____

Date Completed 8/1/19

Total Man Hours 1

Inspected by _____

Date _____

Special Tools Needed:

materials 110.25

Labor 40.00

Total 150.25



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/10/2019	145881

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 8-9-2019	1	12.77	12.77
Irrigation parts	0.25	80.00	20.00
Labor: 2 men @ \$ 80.00 per hour			
Added bubbler for new Ribbon palm.			
<p>53900.4612 8.14.19 612</p>			
Island at Castle Creek.		Total	\$32.77
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/9/2019	Balance Due

REVIEWED dthomas 8/20/2019

Done

Irrigation Service/Proposal Request

Property: Park Way Center

DATE 8-9-19

Location

Island At Castle Creek

Emergency?

Work Ordered By:

Field Contact if any:

Phone

FSR/PROPOSAL #

Description of Work to be performed:

Added bubbler to new palm tree + Adjusted to run every day

Materials needed :

10 feet-SP100-0.55: 5.50

1-3201-014-1.05

1-3300-005-1.28

1-1404-4.94

Foreman: Daniel

Manager

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:

Labor Rate 40/40

Labor 15 min

Labor 20

total parts 12.77

Grand total 32.77



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/13/2019	145928

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
60877

Work Order #

PO / PA #
83992

Description	Qty	Rate	Amount
Along Falkenburg remove the last group of Juniper plant material & install Jasmine in its place. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be be separately as 'time and materials' Jasmine - Minima 1g Bed Prep/ Debris/ Disposal	150 1	5.75 825.00	862.50 825.00
53900.4613 8.14.19 GR			
Total			\$1,687.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/12/2019	Balance Due
			\$0.00
			\$1,687.50

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/13/2019	145929

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
61064

Work Order #

PO / PA #
83972

Description	Qty	Rate	Amount
Fall annuals rotation. Annuals - Fall Mix 4" pot	985	1.75	1,723.75
<p>53900.4613 8.14.19 GFL</p>			
Total			\$1,723.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/12/2019	Balance Due
			\$0.00
			\$1,723.75

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/13/2019	145930

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
61085

Work Order #

PO / PA #
83989

Description	Qty	Rate	Amount
Mulch and plant materials requested during July 1 2019 walkthrough at Belmont and Hamlet entrances. Irrigation modifications will be required for the installation of Anise plants, such as extending current drip line and alike.			
Society Garlic 1g	12	4.25	51.00
Anise 7g	10	55.00	550.00
Mulch - Pine Bark/ Mini Bag	40	8.50	340.00
Irrigation Modifications/ Adjustments	1	160.00	160.00
<div style="text-align: center;"> <p>539.00 - 4613</p> <p>8.14.19</p> <p>GL</p> </div>			
Total			\$1,101.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/12/2019	Balance Due
			\$0.00
			\$1,101.00

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/14/2019	145953

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
59587

Work Order #

PO / PA #
82766

Description	Qty	Rate	Amount
This proposal is for an additional 400 sq ft of turf to finish the 5 entrances at Parkway CDD. Original proposed quantity of 6,000 sf has been completed from original proposal #50211			
Sod - St. Augustine SF	400	0.84	336.00
53900 - 4613 8/14/19 QZ			
Total			\$336.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/13/2019	Balance Due
			\$0.00
			\$336.00

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/14/2019	145954

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
59640

Work Order #

PO / PA #
82800

Description	Qty	Rate	Amount
Additional mulch for the 5 entrances			
Mulch - Pine Bark/ Mini CY	28	77.00	2,156.00
53900 - 4604 B.14.19 GR			
Total			\$2,156.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/13/2019	Balance Due
			\$0.00
			\$2,156.00

REVIEWEDdthomas 8/20/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/20/2019	146032

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

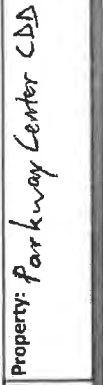
Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 8-19-2019 Controller D Irrigation parts Labor: 1 man @ \$ 40.00 per hour	1 0.75	27.13 40.00	27.13 30.00
<p style="text-align: center;"> 57.13 53900-4612 \$ 27.19 GR </p>		Total	\$57.13
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms Net 30	Due Date 9/19/2019
		Payments/Credits	\$0.00
		Balance Due	\$57.13

REVIEWED dthomas 8/29/2019

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Pgm A 1							
Rain Sensor	OK	Y	12:00Am/4:00P				X			X
Notes: X Removed Program B										
	bad	Y	Pgm B 1			X		X		
			12:00Am 2	X						
			Pgm C 1							
			8:00Am 2				X			X
			Pgm D 1							
			8:30Am 2				X			X

Technician Use Only (Use Standard Invoice forms for additional charges)										
Zone Information										
Zone #	Type	A	B	C	D	Programs	Labor	Hrs	Rate	Amount
1	R	125				OK		0.75	40-	30-
2	S	115	220			1 nozzle, raised 1 sprinkler head				
3	RD	150				1 motor (not oscillating) 2 cut driplines				
4	S	120				OK				
5	S	120				OK				
6	S	115				OK				
7	S	120	120			OK				
8	S	120				OK				
9	S	120				OK, finished 2 clogged nozzles				
10	S	120				OK, finished 1 nozzle				
11	S	110				OK				
12	S	105				OK				
13	B				115					
14	S				115					
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
Season Adjust %							Total Materials		\$	27.13
Run Time							Total Labor		\$	30.00
							Grand Total		\$	57.13



Property: Parkway Center CDD

Date	8/19/19
------	---------

Technician

Arrive/ Depart	12:25
----------------	-------

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.imppro.com

[illegible]

00 Please make additional notes on the reverse side of this report - Use extra report as needed for programming information



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 8/19/19
Technician: TGM
Arrive/Depart: 11:30 11:55

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.imppro.com

Clock Type/ #	Hunter X2 Hybrid/ Controller B	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Pgm A	1			6:00pm			6:00pm
Rain Sensor	Battery Replaced	Pgm B	2						
		Pgm C	1			8:00am			8:00am
		Pgm D	1						

Notes: *

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D	Time/Date Adjust	Y	N		Labor	Hrs	Rate	Amount
1	S	1:30				ok reduced run time to 30 min				Supervisor:			
2	S	1:10				ok				Technician:			
3	S	1:20				ok				Total Labor Charges \$			
4	S/A					ok				Materials	QTY	Unit	Extended
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Sensor Adjust %		100%								Total Materials	\$		
Run Time		1:05								Total Labor	\$		
		1:10								Grand Total	\$		

Bill To:

85 Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

INVOICE

Parkway
Center CDD

BILL TO
Oak Creek
Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

INVOICE # 111455
DATE 06/01/2019
DUE DATE 07/01/2019
TERMS Net 30

ACTIVITY	AMOUNT
Estimate Proposal	1,570.00
Proposal for the install of a A5 rotary vane 3/4 hp air compressor	1255.00
Installation	150.00
shipping	165.00

BALANCE DUE

\$1,570.00

53900 - 4616
8.27.19
GR

REVIEWEDdtomas 8/29/2019

DISTRICT CHECK REQUEST FORM

Today's Date 8/5/19
District Name Parkway Center
Check Amount \$210
Payable: Shawn Wynn

Mailing Address 15403 Shoal Haven Pl
Ruskin Fl. 33573

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	<u>GR</u>
Fund	<u>57200-4904</u>
G/L	
Object Cd	
CK #	Date

REVIEWEDdthomas 8/20/2019

INVOICE

DATE: 08/03/19

SSN/FED ID: 253615773

FOR: Patrol/Security

Parkway Center CDD
Contact Person: Gene Roberts
813-440-7096

DESCRIPTION					
DATE	START TIME	END TIME	HOURS	HOURLY RATE	AMOUNT
3-Aug-19	4:00pm	11:00pm	7.00	\$ 30.00	\$ 210.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
			SUBTOTAL		\$ 210.00
			TAX RATE		0.00%
			SALES TAX		-
			OTHER		-
			TOTAL		\$ 210.00

No incidents to report.

Shawn Wynn

Please email invoice to gene.roberts@merituscorp.com.

DISTRICT CHECK REQUEST FORM

Today's Date 8/19/19

District Name Parkway Center

Check Amount \$360

Payable: Shawn Wynn

Mailing Address 15403 Shoal Haven Place
Ruskin Fl. 33573

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	<u>SR</u>
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	<u>8.19.19</u>

57200
4904

REVIEWEDdthomas 8/20/2019

Hillsborough County Sheriff's Office

INVOICE

REMITTANCE ADDRESS:

15403 Shoal Haven PL
Ruskin FL, 33573

DATE: 08/19/19

SSN/FED ID: 253615773

BILL TO:

Parkway Center CDD
Contact Person: Gene Roberts
813-440-7096

FOR: Patrol/Security

DATE	START TIME	DESCRIPTION	END TIME	HOURS	HOURLY RATE	AMOUNT
16-Aug-19	7:00pm		11:00pm	4.00	\$ 30.00	\$ 120.00
17-Aug-19	4:00pm		12:00am	8.00	\$ 30.00	\$ 240.00
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
				SUBTOTAL		\$ 360.00
				TAX RATE		0.00%
				SALES TAX		-
				OTHER		-
				TOTAL		\$ 360.00

COMMENTS/ OBSERVATIONS (Please report all activity and incidents that occurred below)

Two traffic stops conducted on faulkenburg road for speeding. Warnings issued to both.

Signature

Shawn Wynn

Please email invoice to gene.roberts @merituscorp.com.

DISTRICT CHECK REQUEST FORM

Today's Date 8/22/19
District Name Parkway Center
Check Amount \$120
Payable: William Scobie


Mailing Address

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	
Fund	<u>57200-4904</u>
G/L	
Object Cd	
CK #	Date <u>8-22-19</u>

REVIEWEDdthomas 8/26/2019

DISTRICT CHECK REQUEST FORM

Today's Date 8/27/19
District Name Parkway Center
Check Amount \$180
Payable: William Scobie

Mailing Address

Check Description Off duty patrol service.

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	<u>CR</u>
Fund	<u>57200-4904</u>
G/L	
Object Cd	
CK #	Date <u>8-27-19</u>

REVIEWEDdthomas 8/29/2019

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Combining Balance Sheet

As of 8/31/2019
(In Whole Numbers)

[illegible]

Parkway Center Community Development District

Combining Balance Sheet

As of 8/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 B	0	0	0	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	0	0	0	1,520,000	1,520,000
Refunding Bonds 2018-1	0	0	0	0	0	0	0	0	0	4,215,000	4,215,000
Refunding Bonds 2018-2	0	0	0	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0	0	0	0
Total Liabilities	2,957	0	0	0	0	0	0	0	0	10,420,000	10,422,957
Fund Equity & Other Credits											
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	(102,053)	0	0	1,747,222
Fund Balance-Unreserved	53,004	0	0	0	0	0	0	0	0	0	53,004
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	4,782,696	0	4,782,696
Other	20,306	(1,714,423)	6,040	405,821	251,447	(892)	0	3,126,891	0	0	2,095,190
Total Fund Equity & Other Credits	73,310	0	139,997	405,821	251,447	0	3	3,024,838	4,782,696	0	8,678,112
Total Liabilities & Fund Equity	76,267	0	139,997	405,821	251,447	0	3	3,024,838	4,782,696	10,420,000	19,101,069

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	553,843	12,996	2 %
Interest Earnings				
Interest Earnings	50	17	(33)	(66)%
Contributions & Donations From Private Sources				
Developer Contributions	0	36,800	36,800	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	591,555	41,446	8 %
Expenditures				
Legislative				
Supervisor Fees	10,000	9,800	200	2 %
Financial & Administrative				
District Manager	28,840	27,437	1,403	5 %
Recording Secretary	4,000	5,081	(1,081)	(27)%
District Engineer	6,000	3,103	2,897	48 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	8,500	10,978	(2,478)	(29)%
Accounting Services	28,677	26,471	2,206	8 %
Auditing Services	7,900	8,000	(100)	(1)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	3,023	(2,423)	(404)%
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	5,471	(4,371)	(397)%
Bank Fees	186	659	(473)	(254)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	101	99	50 %
Technology Services	2,000	2,865	(865)	(43)%
Website Administration	1,000	3,950	(2,950)	(295)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	7,305	7,695	51 %
Electric Utility Services				
Street Lighting	91,000	81,529	9,471	10 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	3,230	(1,230)	(61)%
Landscape Maintenance - Contract	215,834	199,245	16,589	8 %
Field Manager	27,707	25,398	2,309	8 %
Irrigation Maintenance	2,000	15,447	(13,447)	(672)%
Plant Replacement Program	10,500	10,638	(138)	(1)%
Waterway Management Program-Contract	14,040	15,385	(1,345)	(10)%
Waterway Management Program - Other	5,000	34,494	(29,494)	(590)%
Waterway Management Program - Erosion Control	3,000	7,250	(4,250)	(142)%
Waterway Mgt. Program-Aquatic Plantings	2,000	0	2,000	100 %
Capital Improvements	10,000	3,859	6,141	61 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	95	905	91 %
Pavement & Signage Repairs	2,500	550	1,950	78 %
Holiday Lighting	5,000	10,000	(5,000)	(100)%
Parks & Recreation				

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Miscellaneous Maintenance	3,000	3,185	(185)	(6)%
Security Patrol	24,000	27,201	(3,201)	(13)%
Special Events	500	0	500	100 %
Total Expenditures	<u>550,109</u>	<u>571,288</u>	<u>(21,179)</u>	<u>(4)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>39</u>	<u>39</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>39</u>	<u>39</u>	<u>0 %</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>20,306</u>	<u>20,306</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	53,004	53,004	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>73,310</u></u>	<u><u>73,310</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	484,032	449,909	(34,123)	(7)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8,207</u>	<u>8,207</u>	<u>0 %</u>
Total Revenues	<u>484,032</u>	<u>458,116</u>	<u>(25,916)</u>	<u>(5)%</u>
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	124,013	(124,013)	0 %
Debt Service Payments				
Interest Payments	334,032	223,801	110,231	33 %
Principal Payments	150,000	4,480,000	(4,330,000)	(2,887)%
Bond Call Payment	<u>0</u>	<u>850,000</u>	<u>(850,000)</u>	<u>0 %</u>
Total Expenditures	<u>484,032</u>	<u>5,677,814</u>	<u>(5,193,782)</u>	<u>(1,073)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4,535,383	4,535,383	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(1,030,108)</u>	<u>(1,030,108)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,505,275</u>	<u>3,505,275</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(1,714,423)</u>	<u>(1,714,423)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,714,423	1,714,423	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	172,928	177,001	4,073	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3,252</u>	<u>3,252</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>180,252</u>	<u>7,324</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	77,928	79,213	(1,285)	(2)%
Principal Payments	<u>95,000</u>	<u>95,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>172,928</u>	<u>174,213</u>	<u>(1,285)</u>	<u>(1)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>6,040</u>	<u>6,040</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	133,957	133,957	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>139,997</u></u>	<u><u>139,997</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	9,039	9,039	0 %
Interest Earnings				
Interest Earnings	0	643	643	0 %
Total Revenues	0	9,682	9,682	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	68,445	(68,445)	0 %
Principal Payments	0	185,000	(185,000)	0 %
Total Expenditures	0	253,445	(253,445)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,032,082	1,032,082	0 %
Debt Proceeds				
Bond Proceeds	0	4,151,991	4,151,991	0 %
Interfund Transfer				
Interfund Transfer	0	(4,534,489)	(4,534,489)	0 %
Total Other Financing Sources	0	649,585	649,585	0 %
Excess of Revenues Over(Under) Expenditures	0	405,821	405,821	0 %
Fund Balance, End of Period	0	405,821	405,821	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	557	557	0 %
Total Revenues	0	557	557	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	80,309	(80,309)	0 %
Total Expenditures	0	80,309	(80,309)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2,177	2,177	0 %
Debt Proceeds				
Bond Proceeds	0	329,023	329,023	0 %
Total Other Financing Sources	0	331,200	331,200	0 %
Excess of Revenues Over(Under) Expenditures	0	251,447	251,447	0 %
Fund Balance, End of Period	0	251,447	251,447	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(895)	(895)	0 %
Total Other Financing Sources	0	(895)	(895)	0 %
Excess of Revenues Over(Under) Expenditures	0	(892)	(892)	0 %
Fund Balance, Beginning of Period	0	892	892	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	3	3	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2018-1

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	4	4	0 %
Expenditures				
Financial & Administrative				
District Manager	0	18,024	(18,024)	0 %
Trustees Fees	0	4,170	(4,170)	0 %
Dues, Licenses & Fees	0	9,613	(9,613)	0 %
Legal Counsel				
District Counsel	0	36,190	(36,190)	0 %
Bond Counsel	0	45,660	(45,660)	0 %
Underwriter	0	31,241	(31,241)	0 %
Trustee Counsel	0	2,523	(2,523)	0 %
Total Expenditures	0	147,421	(147,421)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	149,431	149,431	0 %
Interfund Transfer				
Interfund Transfer	0	(2,013)	(2,013)	0 %
Total Other Financing Sources	0	147,417	147,417	0 %
Excess of Revenueess Over(Under) Expenditures	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,443	6,443	0 %
Total Revenues	0	6,443	6,443	0 %
Expenditures				
Financial & Administrative				
District Manager	0	19,476	(19,476)	0 %
Trustees Fees	0	4,505	(4,505)	0 %
Dues, Licenses & Fees	0	10,387	(10,387)	0 %
Legal Counsel				
District Counsel	0	39,106	(39,106)	0 %
Bond Counsel	0	49,340	(49,340)	0 %
Underwriter	0	33,759	(33,759)	0 %
Trustee Counsel	0	2,727	(2,727)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	979,548	(979,548)	0 %
Total Expenditures	0	1,138,848	(1,138,848)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	4,261,472	4,261,472	0 %
Interfund Transfer				
Interfund Transfer	0	(2,177)	(2,177)	0 %
Total Other Financing Sources	0	4,259,295	4,259,295	0 %
Excess of Revenue Over(Under) Expenditures	0	3,126,891	3,126,891	0 %
Fund Balance, Beginning of Period	0	(102,053)	(102,053)	0 %
Fund Balance, End of Period	0	3,024,838	3,024,838	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>4,782,696</u>	<u>4,782,696</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>4,782,696</u>	<u>4,782,696</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,782,696</u></u>	<u><u>3,701,094</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	70,790.26
Less Outstanding Checks/Vouchers	3,558.60
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	67,231.66
Balance Per Books	<u>67,231.66</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4805	8/27/2019	System Generated Check/Voucher	225.00	Cardno, Inc.
4806	8/27/2019	System Generated Check/Voucher	120.00	Gary Harrison
4807	8/27/2019	System Generated Check/Voucher	360.00	Shawn Wynn
4808	8/27/2019	System Generated Check/Voucher	2,733.60	Times Publishing Company
4809	8/27/2019	System Generated Check/Voucher	120.00	William J. Scobie, III
Outstanding Checks/Vouchers			3,558.60	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4742	5/23/2019	System Generated Check/Voucher	120.00	Julie L. Seale
4778	7/18/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4786	8/1/2019	System Generated Check/Voucher	225.00	Cardno, Inc.
4787	8/1/2019	System Generated Check/Voucher	689.91	Landscape Maintenance Professionals, Inc
4788	8/1/2019	System Generated Check/Voucher	9,354.11	Meritus Districts
4789	8/8/2019	System Generated Check/Voucher	1,575.00	Aquatic Systems, Inc.
4790	8/8/2019	System Generated Check/Voucher	360.00	Burr & Forman LLP
4791	8/8/2019	System Generated Check/Voucher	200.00	Daniel Fleary
4792	8/8/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4793	8/8/2019	System Generated Check/Voucher	20,094.65	Landscape Maintenance Professionals, Inc
4794	8/8/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4795	8/8/2019	System Generated Check/Voucher	210.00	Shawn Wynn
4796	8/8/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4797	8/8/2019	System Generated Check/Voucher	200.00	Jo Ann Ward
CD087	8/12/2019	Bank Fee	59.94	
4798	8/15/2019	System Generated Check/Voucher	120.00	Britton Holley
4799	8/15/2019	System Generated Check/Voucher	8,064.48	Landscape Maintenance Professionals, Inc
4800	8/15/2019	System Generated Check/Voucher	302.50	Stantec Consulting Services Inc. (SCSI)
4801	8/15/2019	System Generated Check/Voucher	2,737.60	Times Publishing Company
4802	8/15/2019	System Generated Check/Voucher	933.82	TECO
4803	8/15/2019	System Generated Check/Voucher	120.00	William J. Scobie, III
4804	8/15/2019	System Generated Check/Voucher	620.00	TECO
311000070319 080519	8/22/2019	paid by ACH - service 06/01/19 - 07/02/19	7,309.00	TECO
Cleared Checks/Vouchers			54,096.01	

Commercial Checking Acct Public Funds

Account number:
Image count: 21

■ August 1, 2019 - August 31, 2019 ■ Page 1 of 2

**WELLS
FARGO**

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT
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

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
	\$124,886.27	\$0.00	-\$54,096.01	\$70,790.26

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/12	59.94	Client Analysis Svc Chrg 190809 Svc Chge 0719 002000027191958
	08/22	7,309.00	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		\$7,368.94	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4742	120.00	08/12	4791	200.00	08/13	4798	120.00	08/19
4778 *	200.00	08/05	4792	200.00	08/29	4799	8,064.48	08/16
4786 *	225.00	08/05	4793	20,094.65	08/12	4800	302.50	08/19
4787	689.91	08/02	4794	200.00	08/12	4801	2,737.60	08/21
4788	9,354.11	08/01	4795	210.00	08/12	4802	933.82	08/20
4789	1,575.00	08/13	4796	200.00	08/19	4803	120.00	08/19
4790	360.00	08/12	4797	200.00	08/15	4804	620.00	08/20
		\$46,727.07			Total checks paid			

* Gap in check sequence.

\$54,096.01 **Total debits**

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
07/31	124,886.27	08/05	114,417.25	08/15	91,397.66
08/01	115,532.16	08/12	93,372.66	08/16	83,333.18
08/02	114,842.25	08/13	91,597.66	08/19	82,590.68



Daily ledger balance summary (continued)

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/20	81,036.86	08/22	70,990.26	08/29	70,790.26
08/21	78,299.26				
Average daily ledger balance		\$91,295.94			

Action Item Template

Date	September 1, 2019
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	GR	5/1/18	August Mtg		open	Waiting on county for permit. GR will update on project overall.
2	Security Patrols	GR	4/1/19	August Mtg		done	On going
4	Pond Work	TS	3/1/19	August Mtg		open	Work has been completed
5	Landscape	GR	8/1/19	August Mtg		open	LMP is working on a extensive punch list. Celia is working on landscape plans for new amenity.
6	Aquatics	GR	8/1/19	August Mtg		done	Please see latest report.TS is working with vendor for ponds 1and 2 plantings.
7	Remove dead trees along Still River and Still Creek	GR	August			Open	



Aquatic Systems

LAKE & WETLAND SERVICES

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Parkway Center CDD

Account Number: 000 45910

Technician: Daniel G. Ballero

Date: 8/15/19 Time: 8:00

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	15118671354162122
Method Used	G
Treated Algae	
Treated Cyanobacteria	
Treated Submersed Weeds	
Treated Grasses/Brush	X
Treated Floating Weeds	
Treated Mosquitoes and/or Midges	
Lake Dye	
Site Inspection	
WETLAND/UPLAND	
Spot Spraying	
Physical weed removal	
CARP PROGRAM	
Carp Observed	
Barriers Inspected	
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):	
Restriction # of days	0
Restriction Type	

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input checked="" type="checkbox"/> All <1', 1', 2', 3', 4', >4'	1'
WATER FLOW <input checked="" type="checkbox"/> All N (None) S (Slight) V (Visible)	N
WATER LEVEL <input checked="" type="checkbox"/> All H (High) N (Normal) L (Low)	H

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE		BIRDS	
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis
<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other						

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/13/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	<u>Not much debris observed.</u>
INVASIVE MATERIAL (FLOATING)	20	10	-10	<u>Slender spikerush/alligator weed</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Only a few ponds had a small amount of algae.</u>
FOUNTAINS/AERATORS	20	20	0	<u></u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>N/A</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>N/A</u>
POOL WATER	10	10	0	<u>N/A</u>
POOL TILES	10	10	0	<u>N/A</u>
POOL LIGHTS	5	5	0	<u>N/A</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>N/A</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>N/A</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>N/A</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>N/A</u>
RECREATIONAL FACILITIES	7	7	0	<u>N/A</u>
RESTROOMS	6	6	0	<u>N/A</u>
HARDSCAPE	10	10	0	<u>N/A</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>N/A</u>
IT/PHONE SYSTEM	3	3	0	<u>N/A</u>
TRASH RECEPTACLES	3	3	0	<u>N/A</u>
FOUNTAINS	8	8	0	<u>N/A</u>

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>OK</u>
PAINTING	25	20	-5	<u></u>
CLEANLINESS	25	25	0	<u>OK</u>
GENERAL CONDITION	25	25	0	<u>Look Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/13/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	New landscape enhancements are almost complete
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	County
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	20	-5	County has fixed some potholes.
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	20	-10	Waiting on warranty light fixtures from distributor.
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	664	-36	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/13/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	0	OK
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Minor broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	A few beds need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Fakahatchee grass needs to be trimmed
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	6	-2	Dry areas along Falkenburg
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Fair
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	92	-8	92%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 9/13/2019



The turf is dry along Falkenburg between Castle Creek and Still River.



The Sanctuary landscape enhancements look good but more mulch needs to be added around the Jasmine.



The Brazilian Pepper tree needs to be cut back from the sidewalk on Deep Maple.



A dead palm tree at the Sanctuary entrance needs to be removed.



The landscape beds at the Still Creek entrance look good.



The Amberly landscape enhancements are complete and look good.



The Hamlet entrance needs some weed detailing.



A few dead Pine trees on still River need to be removed.



The Plumbago plants at the Harvest Glen entrance are still struggling.



All the Fakahatchee grasses are due to be trimmed.



The landscape at the Belmont entrance is in good condition.



The newly installed Shore juniper at the Summerwood entrance has mite damage.



The Coleus flowers at Summerwood entrance are not looking healthy.

Parkway Ponds September



I did not observe much water lettuce in pond 15.



Pond 12 looks good.



Pond 13 has some cattails on the west bank that AS has been spraying.



Pond 10 has a little torpedo grass growing around the perimeter.



Pond 9 has a combination of algae, hydrilla and alligator weed that needs to be treated.



Pond 8 needs to be treated for Slender Spikerush.



Pond 6 also has Slender spikerush that needs to be treated.



Pond 2 looks good but RIPA still needs to repair the washout on the pond bank.



Pond 1 has some algae and grass weeds around the perimeter.



Pond 3 looked good.



Pond 16 also looked good.



Will have the aquatics vendor continue spraying back the cattails in pond 4.



The water level is low in pond 5 but looks good.