

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 26, 2020**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, FEBRUARY 26, 2020

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	Brian Howell
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) 873-7300 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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, February 26, 2020 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
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-03; Re-Designating Officers..... Tab 01
 - B. Discussion on Taylor Morrison Letter..... Tab 02
 - C. Discussion on Construction Memo and Budget Tab 03
 - D. Discussion on Amenity Center Permit Schedule Update Tab 04
 - E. Discussion on Construction Contract *Under Separate Cover*
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes January 22, 2020 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures January 2020 Tab 06
 - C. Review of Financial Statements Month Ending January 31, 2020..... Tab 07
- 6. MANAGEMENT REPORTS**
 - A. District Manager..... Tab 08
 - i. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. CHAIRMAN CLOSING COMMENTS**
- 10. 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) 873-7300.

Sincerely,
Brian Howell
District Manager

RESOLUTION 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Parkway Center Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Daniel Fleary, Jr</u>	Chairman
<u>Lawrence T. Hollis</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
<u>Suzanne DeCopain</u>	Assistant Secretary
<u>JoAnn Ward</u>	Assistant Secretary
<u>Koko Miller</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF February, 2020.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Scott I. Steady
ssteady@burr.com
Direct Dial: (813) 367-5719

February 4, 2020

VIA EMAIL

Re: _____

Dear:

As Taylor Morrison is finishing up its development within the Parkway Center Community Development District ("District"), I want to make sure we are coordinating on the outstanding issues the District believes Taylor Morrison should address. The outstanding issues are:

1. Address the negative impacts of the significant drawn down of the District's ponds by Taylor Morrison during the site work undertaken on the "Eagles Nest Property." The District has previously provided Taylor Morrison with the attached two proposals for First Choice Aquatic Weed Management, LLC to plant certain wetland plants to address the weakened pond banks and add fish to replace those that were killed. The District believes the total of cost of \$11,472.80 is a reasonable overall compromise settlement amount.
2. Because of the ongoing construction of housing within the Eagle's Nest Property, trash continues to find its way to the District's ponds. Taylor Morrison needs to remove the trash through the completion of the home building phase.
3. Taylor Morrison needs to replace six (6) oak trees for six (6) palm trees along the entrance road from the entrance gate (between the two District ponds) to the Eagle's Nest Property development.
4. Plant two (2) trees on either side of the utility easement (cut through the ring of trees) on the north side of the Eagle's Nest Property to hasten the regrowth of vegetation on either side of the easement.
5. Address plants behind entrance fencing.
6. Replace "No Trespassing, No Swimming, No Fish" signs.

February 4, 2020

Page 2

7. Remove dying pine tree in the vegetated ring around the Eagle's Nest Property development.

8. Address damage done to landscaping at the Castle Creek roundabout, including the Sanctuary fence across the road from Pond 5.

9. The sod repair made by RIPA around the outfall structure into Pond 2 has collapsed again. The erosion repair needs to be addressed by an erosion repair contractor.

10. The interests intended to be conveyed to the District for the Eagle's Nest Property Plat needs to be deeded to the District.

Although the District does not represent the Homeowners Associations, I understand that the Summerwood neighborhood has some outstanding issues. The District would appreciate Taylor Morrison addressing those issues.

It is important that we first agree on the nature of the issues listed herein. Please communicate directly with the District Manager, Gene Roberts, for any clarification of the issues and copy me with any correspondence.

The District requests Taylor Morrison attend the Board of Supervisors meeting on February __ to discuss the resolution of the issues. We look forward to hearing from Taylor Morrison and your attendance at the meeting.

Sincerely,

Scott I. Steady
Partner

SIS/lat

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "FC", and

Parkway CDD

c/o Meritus Corp

11/20/2019

2005 Pan Am Circle

Tampa, Florida 33607

Gene Roberts 813-440-7096 gene.roberts@merituscorp.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to supply and deliver (4,720) 1"-3" Blue Tilapia, 4,720 Shell Cracker and 19,000 Gambusia in lakes #1 & #2 at Parkway CDD. (500 Tilapia per ac. For Shell Cracker & Tilapia, 2,000 per ac. Gambusia)

(4,720) Tilapia @ \$.72 per 100 fingerlings	\$ 3,398.40
(4,720) Shell Cracker @ .72 per 100 fingerlings	\$ 3,398.40
(19,000) Gambusia @ .72 per 1,000 1,000	\$ 1,368.00
Delivery fee	\$ 180.00

Total investment \$ 8,344.80

Payments for specified services will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "FC", and

Parkway CDD

c/o Meritus Corp

11/20/2019

2005 Pan Am Circle

Tampa, Florida 33607

Gene Roberts 813-440-7096 gene.roberts@merituscorp.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to supply and install (4,000 Gulf Spike Rush) and (600 Pickerel) in lakes #1 & #2 at Parkway CDD.

(4,000) Gulf Spike Rush @ \$.68 per plant	\$ 2,720.00
(600) Pickerel @ .68 per plant	\$ 408.00

Total investment \$ 3,128.00

Payments for specified services will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

**First Choice
Aquatic Weed Management, LLC**

Customer's Signature Title

Print Signature Date

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

Dear Board of Supervisors,

Please see attached an updated schedule from the District Engineer. Counsel is near completion and finalization of the contract after continued negotiations with the proposer. Additionally, below is a summary regarding the results of the negotiations and cost estimates to completion as currently received from associated professionals. The amount that is contemplated for completion under the amenity development is based on the factors we discussed at the last meeting.

- Approximately \$100,000 in negotiated savings in site work and an additional \$25,000 in tax exempt purchase savings.
- Removal of the pool heater
- Reduction to one spa.
- A phased purchase approach to the playground and splash pad equipment.
- Material change on the cabana/shade structure.
- A security system that will allow for expansion, however will be largely dependent on operational maintenance costs as opposed to capital expenditure.

As you'll note in the engineers update that they are still finalizing the civil approval and we will have a better understanding of the cost to deal with the tree stumps and in an efficient cost-effective way. To do so however, we will have to reduce the original proposal from last month based on value engineering.

We are still waiting for a response on the gopher tortoise; however, we are still operating on the same schedule as proposed last month contemplating an April 2nd start date.

As soon as we have a signed contract, the staff will be working with the appointed board member to disseminate a short informational notice to the residents and also place a sign at the site which will include the anticipated completion date, amount spent, along with a scheduled groundbreaking ceremony.

1	PARKWAY CENTER AMENITY				
2	BID BREAKDOWN				
3				Revised	Original
4					
5	DESCRIPTION			COST	COST
6					
7	GENERAL REQUIREMENTS			165,476.00	165,476.00
8		Permit Fees	Owner		
9		Field Engineering/Layout & As-builts		22,000.00	22,000.00
10		Material Testing		11,000.00	11,000.00
11		Payment/Performance Bond		33,558.00	33,558.00
12		Builders Risk Insurance		17,354.00	17,354.00
13		Supervision / PTI & Travel		56,300.00	56,300.00
14		Field Office/Storage Container		5,105.00	5,105.00
15		Temporary Water/Power/Phone/Toilets		5,338.00	5,338.00
16		Small Tools/Rental Equipment/Misc. Items		3,631.00	3,631.00
17		Daily Clean Up		1,800.00	1,800.00
18		Dumpsters		6,510.00	6,510.00
19		Final Clean Up		2,880.00	2,880.00
20					
21	SITE WORK			520,690.00	602,690.00
22	Site Work (Erosion,	Water, Sewer, Storm, Asphalt, Curb, Sidewalks)		490,000.00	572,000.00
23	*	(Allowance for structures)			
24		Erosion Control Maintenance	In Site Work		
25		Fine Grading		6,270.00	6,270.00
26		Sub drainage		11,000.00	11,000.00
27		Landscaping	Owner		
28		Irrigation & Sleeving	Owner		
29		Perimeter Fencing		12,870.00	12,870.00
30		Soil Treatment		550.00	550.00
31					
32	CONCRETE			55,663.00	55,663.00
33	*	Concrete Reinforcement (Allowance)		11,267.00	11,267.00
34		Foundations/ Slab on Grade		29,534.00	29,534.00
35		Concrete Pump		1,760.00	1,760.00
36		Grout/Cell Fill		13,102.00	13,102.00
37					
38	MASONRY	(Allowance)		72,515.00	72,515.00
39		Concrete Unit Masonry		53,012.00	53,012.00
40		Stone		5,696.00	5,696.00
41		Foam		10,645.00	10,645.00
42		Cast Stone		3,162.00	3,162.00
43					
44	METALS			2,771.00	2,771.00
45		Steel Supports for Countertops		2,771.00	2,771.00
46					
47	WOODS & PLASTICS			180,559.00	180,559.00
48		Rough Carpentry		53,519.00	53,519.00
49	*	Roof Trusses (Allowance)		10,974.00	10,974.00
50		Exterior Finish Carpentry		79,310.00	79,310.00
51		Interior Finish Carpentry		11,533.00	11,533.00
52	*	Cabinets (Allowance)		17,710.00	17,710.00
53	*	Countertops (Allowance)		7,513.00	7,513.00
54					
55	THERMAL & MOISTURE			67,204.00	67,204.00
56		Joint Sealants		1,100.00	1,100.00
57		Waterproofing		1,100.00	1,100.00
58		Insulation		5,173.00	5,173.00
59	*	Roofing- Metal (Allowance)		54,780.00	54,780.00
60	*	Roof Spires Materials (Allowance)		651.00	651.00
61		Roof Spires Labor	In Roofing		
62		Gutters & Downspouts		4,400.00	4,400.00
63					

64	DOORS & WINDOWS				58,807.00	58,807.00
65		*	Doors, Frames, Hardware (Allowance)		12,330.00	12,330.00
66		*	Storefront (Allowance)		26,345.00	26,345.00
67		*	Windows (Allowance)		16,674.00	16,674.00
68			Seal Block Openings		1,258.00	1,258.00
69			Mirrors		2,200.00	2,200.00
70						
71	FINISHES				97,842.00	97,842.00
72			Gypsum Board Systems		19,073.00	19,073.00
73		*	Ceramic Tile (Allowance)		57,943.00	57,943.00
74			Painting		20,826.00	20,826.00
75						
76	SPECIALTIES				20,772.00	20,772.00
77		*	Toilet Accessories & Partitions (Allowance)		18,513.00	18,513.00
78			Signage		220.00	220.00
79			Fire Extinguishers & Cabinets	In Access & Part		
80			Knox Box		827.00	827.00
81			Attic Stairs		1,212.00	1,212.00
82						
83	EQUIPMENT				18,689.00	68,558.00
84			Access Controls (Allowance)		15,000.00	64,869.00
85			Appliances (Allowance)		3,689.00	3,689.00
86						
87	FURNISHINGS				153,528.00	203,518.00
88		*	Pool Furniture Materials (Allowance)		48,825.00	48,825.00
89			Pool Furniture Labor		5,183.00	5,183.00
90		*	Site Furnishings Materials (Allowance)		10,850.00	10,850.00
91			Site Furnishings Labor		6,585.00	6,585.00
92			Fire Pits		12,392.00	12,392.00
93			Cabanas		54,693.00	94,683.00
94		*	Splash Pad Pavilion (Allowance)		15,000.00	25,000.00
95						
96	SPECIAL CONSTRUCTION				672,854.00	782,315.00
97			Swimming Pool & Spa		396,331.00	396,331.00
98			Pool Heater		0.00	8,400.00
99		*	Splash Pad Equipment (Allowance)	(Items broken out of total 121100)	50,000.00	121,100.00
100			Splash Pad Mechanical		15,600.00	
101			Spa & Spa Heater		45,250.00	45,250.00
102			Propane Tanks		0.00	5,561.00
103		*	Pool Deck Pavers (Allowance)		81,066.00	81,066.00
104			Trench Drain		6,600.00	6,600.00
105			Pool Fencing		26,007.00	26,007.00
106		*	Dumpster (Allowance)		12,000.00	12,000.00
107		*	Playground (Allowance)		40,000.00	80,000.00
108						
109	CONVEYING SYSTEMS				91,785.00	91,785.00
110	MECHANICAL		Plumbing		41,800.00	41,800.00
111		*	Pool Shower Material (Allowance)		2,170.00	2,170.00
112			HVAC		40,604.00	40,604.00
113			A/C Condenser Slabs		1,650.00	1,650.00
114			Propane		5,561.00	5,561.00
115						
116						
117	ELECTRICAL SYSTEMS				139,252.00	139,252.00
118			Electrical & Site Lighting		74,628.00	74,628.00
119		*	Light Fixtures & Ceiling Fans (Allowance)		39,055.00	39,055.00
120			Pool Electrical	In Electrical		
121			Pool Bonding	In Electrical		
122			Service Lateral to Transformer	In Electrical		
123			Cable & Data		8,245.00	8,245.00
124			Fire Alarm		9,324.00	9,324.00
125		*	Audio Systems (Allowance)		8,000.00	8,000.00
126			Conduits for Access Controls	In Electrical		
127						
128			SUBTOTAL		2,318,407.00	2,609,727.00
129			PROFIT & OVERHEAD		115,920.35	130,486.35
			GRAND TOTAL		2,434,327.35	2,740,213.35
			* Allowance or Direct Purchase			

Staff Analysis				
	Engineer Estimates	Current Expenses	Balance	
Land	\$381,071.00	\$420,288.83	(\$39,217.83)	
Amenity	\$3,153,525.00	\$352,076.95	\$2,801,448.05	
Monuments	\$565,404.00	\$581,041.85	(\$15,637.85)	
Total	\$4,100,000.00	\$1,353,407.63	\$2,746,592.37	
		(TM Contribution)	\$25,000.00	
		Remaining Funds	\$2,771,592.37	
		Estimated Costs	\$2,746,577.35	
		Balance Forward	\$25,015.02	
	Adjusted cost estimates			
Amenity/Pool	\$1,944,327.35			
Site Work	\$490,000.00			
Stump Removal	\$50,000.00			
78th Street Sign	\$35,000.00			
Permit/Impact Fee	\$50,000.00			
Landscape	\$125,000.00			
Well	\$12,365.00			
Tree Replacement	\$14,885.00			
Professional Fees	\$60,000.00			
Potential Tax-Exempt Savings	(\$35,000.00)			
	\$2,746,577.35			

PARKWAY CENTER AMENITY PARCEL Permitting Schedule Update 02/19/20																	
ID	WBS	Task Name	Duration	Start	Finish	Predecessors	2020										
1		1 PERMITTING	167 days	Wed 8/28/19	Fri 4/24/20		Aug 5Aug 1Aug 1Aug 26Sep 2Sep 9Sep 16Sep 23Sep 30Oct 7Oct 14Oct 21Oct 28Nov 4Nov 11Nov 18Nov 25Dec 2Dec 9Dec 16Dec 23Dec 30Jan 6Jan 13Jan 20Jan 27Feb 3Feb 10Feb 17Feb 24Mar 2Mar 9Mar 16Mar 23Mar 30Apr 6Apr 13Apr 20Apr 27May 4May 11	8/28 ▲ PERMITTING									4/24 ▲
2	1.1	SWFWMD	114 days	Wed 9/11/19	Mon 2/24/20			9/11 ▲ SWFWMD									2/24 ▲
3	1.1.1	ERP Application Submittal	1 day	Wed 9/11/19	Wed 9/11/19			I									
4	1.1.2	SWFWMD Initial Review	11 days	Thu 9/12/19	Thu 9/26/19	3		9/12 → 9/26									
5	1.1.3	Applicant Response	76 days	Fri 9/27/19	Thu 1/16/20	4		9/27 → 1/16									
6	1.1.4	SWFWMD Second Review / Staff Approval	15 days	Fri 1/17/20	Thu 2/6/20	5		1/17 → 2/6									
7	1.1.5	Receipt of LOC	1 day	Fri 2/7/20	Fri 2/7/20	6		2/7 → 2/7									
8	1.1.6	Permit Issuance	10 days	Mon 2/10/20	Mon 2/24/20	7		2/10 → 2/24									
9	1.2	HILLSBOROUGH COUNTY CD's	142 days	Wed 8/28/19	Fri 3/20/20			8/28 ▲ HILLSBOROUGH COUNTY CD's									3/20 ▲
10	1.2.1	Submit Site Construction Plans	1 day	Wed 8/28/19	Wed 8/28/19			I									
11	1.2.2	County Distribute Plans	3 days	Thu 8/29/19	Tue 9/3/19	10		8/29 → 9/3									
12	1.2.3	Construction Plan Initial Review	19 days	Wed 9/4/19	Mon 9/30/19	11		9/4 → 9/30									
13	1.2.4	Construction Plan Revisions / Resubmit	40 days	Tue 10/1/19	Mon 11/25/19	12		10/1 → 11/25									
14	1.2.5	Construction Plan Second Review	15 days	Tue 11/26/19	Wed 12/18/19	13		11/26 → 12/18									
15	1.2.6	Construction Pland Revisions / Resubmit	18 days	Thu 12/19/19	Wed 1/15/20	14		12/19 → 1/15									
16	1.2.7	Construction Plans Third Review	11 days	Thu 1/16/20	Thu 1/30/20	15		1/16 → 1/30									
17	1.2.8	PGM approval of Construction Plans	1 day	Thu 2/6/20	Thu 2/6/20	16		2/6 → 2/6									
18	1.2.9	County Issue Site Plan Approval Package	12 days	Fri 2/7/20	Tue 2/25/20	17		2/7 → 2/25									
19	1.2.10	Site Contractor Install Tree Barricades	10 days	Wed 2/26/20	Tue 3/10/20	18		2/26 → 3/10									
20	1.2.11	EOR Review Tree Barricades	2 days	Wed 3/11/20	Thu 3/12/20	19		3/11 → 3/12									
21	1.2.12	Assemble Final Approval Package for Transmittal to County	1 day	Fri 3/13/20	Fri 3/13/20	20,18FS+5 days		3/13 → 3/13									
22	1.2.13	County Issue Natural Resources Permit	5 days	Mon 3/16/20	Fri 3/20/20	21		3/16 → 3/20									
23	1.3	FDEP - WATER (via County Health Dept.)	71 days	Thu 1/16/20	Fri 4/24/20			1/16 ▲ FDEP - WATER (via County Health Dept.)									4/24 ▲
24	1.3.1	Send Applications to County for signature	1 day	Thu 1/16/20	Thu 1/16/20			I									
25	1.3.2	Obtain County sign off on applications	6 days	Fri 2/7/20	Fri 2/14/20	17		2/7 → 2/14									
26	1.3.3	Submit Plans	2 days	Tue 2/18/20	Wed 2/19/20	25		2/18 → 2/19									
27	1.3.4	Initial Review - Receive Review Comments	22 days	Thu 2/20/20	Fri 3/20/20	26		2/20 → 3/20									
28	1.3.5	Respond to comments - Resubmit	5 days	Mon 3/23/20	Fri 3/27/20	27		3/23 → 3/27									
29	1.3.6	Issue Permit	20 days	Mon 3/30/20	Fri 4/24/20	28		3/30 → 4/24									
30	1.4	FDEP - SEWER (via County EPC)	71 days	Thu 1/16/20	Fri 4/24/20			1/16 ▲ FDEP - SEWER (via County EPC)									4/24 ▲
31	1.4.1	Send Applications to County for signature	1 day	Thu 1/16/20	Thu 1/16/20			I									
32	1.4.2	Obtain County sign off on applications	6 days	Fri 2/7/20	Fri 2/14/20	17		2/7 → 2/14									
33	1.4.3	Submit Plans	2 days	Tue 2/18/20	Wed 2/19/20	32		2/18 → 2/19									
34	1.4.4	Initial Review - Receive Review Comments	22 days	Thu 2/20/20	Fri 3/20/20	33		2/20 → 3/20									
35	1.4.5	Respond to comments - Resubmit	5 days	Mon 3/23/20	Fri 3/27/20	34		3/23 → 3/27									
36	1.4.6	Issue Permit	20 days	Mon 3/30/20	Fri 4/24/20	35		3/30 → 4/24									
37		2 SITE CONSTRUCTION COMMENCEMENT	1 day	Mon 3/23/20	Mon 3/23/20	22,8		3/23 → 3/23									

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 22, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, January 22, 2020 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Supervisor Ward led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, January 22, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair
Lawrence T. Hollis	Vice Chair
JoAnn Ward	Supervisor
Suzanne DeCopain	Supervisor
Koko Miller	Supervisor

arrived at approximately 7:00 p.m.

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Scott Steady	District Counsel, Burr & Foreman
Tonja Stewart	District Engineer, Stantec
Celia Nichols	Nichols Landscape Architecture

There were approximately 10 audience member present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Engineer

B. District Counsel

Mr. Steady updated the Board regarding the on-site meeting that was held with Taylor Morrison and stated that at this time, Taylor Morrison has not been willing to resolve the Board's outstanding concerns.

Supervisor Hollis asked if the memo request sent to Taylor Morrison included the destroyed landscape at the Sanctuary gate and what recourse would the District have. The request did include the destroyed landscape, and Mr. Steady said the District could assess the new lots.

Supervisor Miller asked what the parcel number is for the Eagles Nest.

Supervisor Fleary went over his concerns about how long the process has taken for the issue to be resolved and asked for another meeting to be held. Mr. Steady suggested it would be better to have representatives from Taylor Morrison attend the next Board meeting.

Mr. Steady asked for Supervisor Ward to provide a list of any additional items she would like to be added to the Taylor Morrison requests.

MOTION TO:	Follow District Counsel's lead and have Taylor Morrison attend the next Board meeting.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

5. BUSINESS ITEMS

A. Consideration of Amenity Center Contract Bid Award

B. Project Management Direction and Guidance

Brian Lamb handed out a packet to the Supervisors containing updated budget numbers and summary from Windward for the amenity construction.

Mr. Lamb summarized the current budget and funds available. He discussed the pricing sheet in detail and explained to the Board that some proposed items for the amenity center like the pool heater will need to be scaled back or put off to a later date to stay within the budget of available funds.

Supervisor Hollis discussed with the Board the status of the amenity construction and the meeting he attended with Meritus staff and Trevor Sas from Windward.

Mr. Lamb discussed the construction timeline and expected completion date. He recommended placing a sign at the future amenity site stating the expected completion date.

Mr. Steady recommended that the performance bond remains in place and asked what is in the budget for District Counsel fees and what happens if at the end they run short with funds. Mr. Lamb went over trying to keep professional fees down.

The Board discussed the progress of the amenity center. Supervisor Miller asked Tonja Stewart about additional parking at the amenity center. Ms. Stewart said some could be added using pavers where the proposed future volleyball and tennis courts would be. Supervisor Miller also asked about a turn lane on Falkenburg. Ms. Stewart will look into it.

Supervisor Fleary asked Ms. Stewart why she is just getting involved at this point; she explained that they have engineers at Stantec that specialize in construction. Supervisor Fleary also asked if residents will have to provide additional funds, and it was answered that it is not anticipated. Supervisor Fleary then asked who from staff will be the Project Supervisor. Mr. Lamb stated he would be the Project Coordinator.

MOTION TO:	Accept the contract with Windward for the amenity center not-to-exceed \$2,463,240 and for Supervisor Hollis to coordinate with Meritus and other staff to determine future opportunities for cost savings and reductions, and that the Chair sign the appropriate documents to move forward with the proposal.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

The Board also discussed the designs for the monuments submitted by Celia Nichols.

MOTION TO:	Accept the designs submitted by Ms. Nichols for the monument and amenity center as is.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Discussion on Landscape Enhancements on Median Island

Mr. Lamb went over the landscape enhancements to the median island and said that they can probably get it included in the larger bid at a less expensive cost.

MOTION TO:	Put off this project until it can be included in the larger bid.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

6. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes November 20, 2019**
- B. Consideration of Board of Supervisors Continued Meeting Minutes December 18, 2019**
- C. Consideration of Operations and Maintenance Expenditures November 2019**
- D. Consideration of Operations and Maintenance Expenditures December 2019**
- E. Review of Financial Statements Month Ending December 31, 2019**

The Board reviewed the Consent Agenda items.

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

7. MANAGEMENT REPORTS

- A. District Manager**
 - i. Community Inspection Reports**
 - ii. Staff Action List**

The Board reviewed the management reports. Supervisor Hollis asked about the status of the insurance claim for the damaged landscape. Mr. Roberts stated he has the policy information and is waiting on a proposal from LMP to submit.

8. SUPERVISOR REQUESTS

Supervisor Miller asked about the timeline to remove the diseased holly trees. He also asked about a monument being built at the Willow Beach entrance.

The Board discussed that Supervisor Ward will attend the landscape inspections with staff.

MOTION TO:	Have Supervisor Ward do the landscape inspections with staff.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident asked why only one bid was considered for the amenity construction. The resident also expressed concerns with the entrance/exit design of the amenity parking and the number of parking spaces.

A member of Willow Beech HOA thanked the Board for taking on the task of building an amenity center but expressed concerns about security for the building.

10. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Miller
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

Signature

Printed Name

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

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					
First Choice Aquatic Weed Management, LLC	42786	\$ 1,425.00			Waterway Service - December
First Choice Aquatic Weed Management, LLC	43725	1,425.00	\$ 2,850.00		Waterway Service - January
LMP	149315	17,917.15			Ground Maintenance - January
Meritus Districts	9479	7,760.84		\$ 7,947.25	Management Services - January
Monthly Contract Sub-Total		\$ 28,527.99			

Variable Contract					
Burr Forman	1133102	\$ 1,500.00			Professional Services - thru 11/30/19
Cardno	284788	1,385.00			Professional Services - thru 11/29/19
Cardno	286178	1,075.00	\$ 2,460.00		Professional Services - thru 12/27/19
Stantec	1607904	1,721.00			Professional Services - General Consulting - thru 12/27/19
Variable Contract Sub-Total		\$ 5,681.00			

Utilities					
Tampa Electric	211001800146 010820	\$ 581.45			Electric Service - thru 01/02/20
Tampa Electric	211001800369 010820	460.34			Electric Service - thru 01/02/20
Tampa Electric	211001800609 010820	443.26			Electric Service - thru 01/02/20
Tampa Electric	311000070319 010720	6,952.82	\$ 8,437.87	\$ 3,583.33	Electric Service - thru 12/19/19
Utilities Sub-Total		\$ 8,437.87			

Regular Services					
Hillsborough County Sheriff's Office	38388	\$ 87.75		\$ 500.00	Mileage & Admin Fees - December
Jeffrey Stout	JS123019	120.00			Patrol - 12/30/19

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Jeffrey Stout	JS011620	132.00			Patrol - 01/16/20
Jeffrey Stout	JS012320	132.00	\$ 384.00		Patrol - 01/18/20
Jimmie Romano	JR010920	132.00			Patrol - 01/09/20
Julie Seale	JS01022020	120.00			Patrol - 01/02/20
Shawn Wynn	SW010620	330.00			Patrol - 01/06/20
Shawn Wynn	SW012220	198.00	\$ 528.00		Patrol - 01/22/20
Supervisor: Daniel Fleary, Jr.	DF112019	200.00			Supervisor Fee - 11/20/19
Supervisor: Daniel Fleary, Jr.	DF012220	200.00			Supervisor Fee - 01/22/20
Supervisor: Jo Ann Ward	JW112019	200.00			Supervisor Fee - 11/20/19
Supervisor: Jo Ann Ward	JW012220	200.00			Supervisor Fee - 01/22/20
Supervisor: Koko Miller	KM112019	200.00			Supervisor Fee - 11/20/19
Supervisor: Koko Miller	KM012220	200.00			Supervisor Fee - 01/22/20
Supervisor: Lawrence Hollis	LH012220	200.00			Supervisor Fee - 01/22/20
Supervisor: Lawrence T. Hollis	LH112019	200.00			Supervisor Fee - 11/20/19
Supervisor: Suzanne DeCopain	SD112019	200.00			Supervisor Fee - 11/20/19
Supervisor: Suzanne DeCopain	SD012220	200.00	\$ 2,000.00		Supervisor Fee - 01/22/20
William Scobie	WS011420	132.00			Patrol - 01/14/20
William Scobie	WS012320	99.00	\$ 231.00		Patrol - 01/22/20
Regular Services Sub-Total		\$ 3,482.75			
Additional Services					
Lawrence Hollis	LH011620	\$ 43.56			Travel Reimbursement - 01/16/20
LMP	149098	62.10			Irrigation Inspection Repairs - 12/18/19
LMP	149168	118.25			Irrigation Inspection Repairs - 12/19/19
LMP	149676	56.49			Irrigation Inspection Repairs - 01/15/20
LMP	149758	175.41	\$ 412.25		Irrigation Inspection Repairs - 01/22/20
Meritus Districts	9592	22.28			Express Shipping - 01/09/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services Sub-Total		\$ 478.09			
TOTAL:		\$ 46,607.70			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

23

Service Report

Customer: Parkway

Date: 12/16/19

Technician: Jason Marks

- ☐ New
- ☐ Scheduled Service
- ☐ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds		✓		✓			✓				N/A	Normal	N/A	Good
1, 2			✓				✓	✓	✓					

Comments

Thank You

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



*Creating a balance
with nature*

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
1/17/2020	43725

Bill To

Parkway Center CDD
c/o Meritus Corp.
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/16/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 17 waterways	1,425.00
53900-4615 612	

Thank you for your business.

Total	\$1,425.00
Payments/Credits	\$0.00
Balance Due	\$1,425.00

Service Report

Customer: Parkway

Date: 1-15-20

Technician: Jason Marks

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1-16	✓	✓			✓		✓	✓	✓		N/A	Normal	N/A	Good

Comments: Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

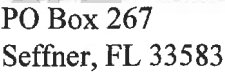
Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature



813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/1/2020	149315

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 January 2020

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

			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	\$0.00
	Net 30	1/31/2020	Balance Due	\$17,917.15

53900 - 4604

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9479
Invoice Date: Jan 1, 2020
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		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		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 - November		15.65
84.00		Copies: B/W - November	0.15	12.60
2.00		Copies: Color - November	0.50	1.00

Subtotal	7,760.84
Sales Tax	
Total Invoice Amount	7,760.84
Payment/Credit Applied	
TOTAL	7,760.84



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

Received

DEC 23 2019 18 Dec 2019

Invoice # 1133102

Bill Atty: S Steady

As of 11/30/19

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

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH NOVEMBER 30, 2019

Professional Services	<u>\$1,500.00</u>
TOTAL DUE THIS BILL	\$1,500.00
Previous Balance Due	<u>\$3,420.00</u>
TOTAL BALANCE DUE	\$4,920.00

51400 - 3107
CR

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

18 Dec 2019
Invoice # 1133102
Page 2

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

18 Dec 2019
Invoice # 1133102
Bill Atty: S Steady
As of 11/30/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
11/06/19	Emails with staff regarding pumping by contractor; email regarding withdrawal of proposal.	SIS	0.40	300.00	\$120.00
11/12/19	Email with Gene Roberts to discuss proposals; emails with Gene and M/I regarding contractor issues.	SIS	0.30	300.00	\$90.00
11/13/19	Emails regarding status of proposals and game plan.	SIS	0.30	300.00	\$90.00
11/14/19	Emails with Gene and TM regarding trees; call with Gene at Taylor Morrison regarding pond issues and to set up a meeting; emails with Trevor Sas and Gene regarding contract; review email from Trevor regarding permits.	SIS	1.00	300.00	\$300.00
11/15/19	Emails to Gene regarding approval of proposal by Board; email to Trevor Sas.	SIS	0.30	300.00	\$90.00
11/18/19	Email Tonja regarding conference call for proposed discussions; email with Gene; attend long	SIS	1.30	300.00	\$390.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

18 Dec 2019
Invoice # 1133102
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	conference call with Gene and Tonja to discuss proposal for rec center.				
11/19/19	Email Dan Miller with TM to set up meeting	SIS	0.20	300.00	\$60.00
11/22/19	Email concerning call on Monday to discuss trees; follow-up with Sas on award of contract.	SIS	0.40	300.00	\$120.00
11/25/19	Conference call with TM and Joanne to discuss trees along entrance.	SIS	0.50	300.00	\$150.00
11/26/19	Emails with TM regarding ponds.	SIS	0.30	300.00	\$90.00
Total Services					\$1,500.00

Total Services and Disbursements	\$1,500.00
Previous Balance Due	<u>\$3,420.00</u>
TOTAL NOW DUE	<u>\$4,920.00</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	5.00	\$1,500.00
TOTALS		5.00	\$1,500.00



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
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 284788
Invoice Date : 12/11/2019
Terms : 30 Days
Project : R189399700
Project Manager : Boser, Patrick G.

Project Name : Parkway Center Oak CreekCDD Preservation Areas

Email invoices to: monica.dambrosio@merituscorp.com

If you have any questions regarding your project, please contact
Patrick Boser. Email: Patrick.boser@cardno.com Phone:
813-927-1201. For any billing inquiries, please contact Angela Rappe'
Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 11/29/2019

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
58A*19 - Vegetation Control	5,540.00	25.00	1,385.00	0.00	1,385.00
Total Fee Type LS:	5,540.00		1,385.00	0.00	1,385.00

Amount Due this Invoice

\$1,385.00

Outstanding Invoices

Number	Date	Balance
284788	12/11/2019	1,385.00
280394	09/23/2019	1,385.00
Total Now Due		2,770.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,385.00	0.00	1,385.00	0.00

53900 4616
612



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
Gene Roberts
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 286178
Invoice Date : 01/09/2020
Terms : 30 Days
Project : R19X438000
Project Manager : White, Christopher A.

Project Name : Parkway Center CDD: Falkenburg Road Extension

EMAIL ONLY: districtinvoices@merituscorp.com and
gene.roberts@merituscorp.com

If you have any questions regarding your project, please contact
Patrick Boser. Email: Patrick.boser@cardno.com Phone:
813-927-1201. For any billing inquiries, please contact Angela Rappe'
Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 12/27/2019

Phase: 17 - Monitoring

	Amount
Annual Fee	850.00
-December Event	
Subtotal	850.00
Total This Phase	\$850.00

Phase: 58*19 - Mitigation Maint

	Amount
Per-Event Fee	225.00
-December Event	
Subtotal	225.00
Total This Phase	\$225.00

Total Fee Type CPM: 1,075.00

Amount Due this Invoice \$1,075.00

53900 - 4616



INVOICE

Page 1 of 1

Invoice Number 1607904
Invoice Date January 10, 2020
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 **December 27, 2019**
Current Invoice Total (USD) 1,721.00

Prepare for and attend December CDD meeting; process requisitions; follow up regarding Taylor Morrison pond dewatering

Top Task 2020 2020 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	116.00	116.00
Stewart, Tonja L	6.00	175.00	1,050.00
Harwell, Lee	3.00	185.00	555.00
Subtotal Professional Services	10.00		1,721.00

Top Task Subtotal	2020 FY General Consulting	1,721.00
Total Fees & Disbursements		1,721.00
INVOICE TOTAL (USD)		1,721.00

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
JAN 15 2020

51300-3103
QR



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/08/2020

Account: 211001800146

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

Current month's charges:	\$617.45
Total amount due:	\$581.45
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$620.00
Payment(s) Received Since Last Statement	-\$620.00
Miscellaneous Credits	-\$36.00
Credit balance after payments and credits	-\$36.00
Current Month's Charges	\$617.45
Total Amount Due	\$581.45

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new year's resolution
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to make the switch.



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

Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



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:	\$617.45
Total amount due:	\$581.45
Payment Due By:	01/29/2020
Amount Enclosed	\$

689654790991



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

Account: 211001800146
Statement Date: 01/08/2020
Current month's charges due 01/29/2020

Details of Charges – Service from 12/03/2019 to 01/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	612 kWh @ \$0.02871/kWh	\$17.57
Fixture & Maintenance Charge	19 Fixtures	\$127.24
Lighting Pole / Wire	19 Poles	\$454.48
Final Tax Savings Credit		-\$1.05
Lighting Fuel Charge	612 kWh @ \$0.02989/kWh	\$18.29
Florida Gross Receipt Tax		\$0.92
Lighting Charges		\$617.45

Total Current Month's Charges

\$617.45

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$36.00
---	----------

Total Current Month's Credits

-\$36.00

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.



Statement Date: 01/08/2020

Account: 211001800369

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

Current month's charges:	\$487.19
Total amount due:	\$460.34
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$489.47
Payment(s) Received Since Last Statement	-\$489.47
Miscellaneous Credits	-\$26.85
Credit balance after payments and credits	-\$26.85
Current Month's Charges	\$487.19
Total Amount Due	\$460.34

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you make.

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to make the switch.

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Help protect your new electronics with Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

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: 211001800369

Current month's charges:	\$487.19
Total amount due:	\$460.34
Payment Due By:	01/29/2020

Amount Enclosed \$

689654790992



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

6896547909922110018003690000000460343

Account: 211001800369
Statement Date: 01/08/2020
Current month's charges due 01/29/2020

Details of Charges – Service from 12/03/2019 to 01/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	548 kWh @ \$0.02871/kWh	\$15.73
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Final Tax Savings Credit		-\$0.94
Lighting Fuel Charge	548 kWh @ \$0.02989/kWh	\$16.38
Florida Gross Receipt Tax		\$0.82
Lighting Charges		\$487.19

Total Current Month's Charges

\$487.19

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$26.85
---	----------

Total Current Month's Credits

-\$26.85

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.



Statement Date: 01/08/2020

Account: 211001800609

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

Current month's charges:	\$443.26
Total amount due:	\$443.26
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$444.35
Payment(s) Received Since Last Statement	-\$444.35
Current Month's Charges	\$443.26
Total Amount Due	\$443.26

Go paperless today!

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new year's resolution
you make.

Visit tecoaccount.com
to make the switch.



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

Help protect your new electronics with Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



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



See reverse side for more information

Account: 211001800609

Current month's charges:	\$443.26
Total amount due:	\$443.26
Payment Due By:	01/29/2020
Amount Enclosed	\$

689654790993

00003012 02 AV 0.38 33607 FTECO101082023452310 00000 02 01000000 008 02 9860 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

6896547909932110018006090000000443262

Account: 211001800609
Statement Date: 01/08/2020
Current month's charges due 01/29/2020

Details of Charges – Service from 12/03/2019 to 01/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02871/kWh	\$7.46
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Final Tax Savings Credit		-\$0.45
Lighting Fuel Charge	260 kWh @ \$0.02989/kWh	\$7.77
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$443.26

Total Current Month's Charges

\$443.26

Important Messages

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.





ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 01/07/20
Account: 311000070319

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

-39801
interest for
cash security
deposits

Current month's charges:	\$7,350.83
Total amount due:	\$6,952.82
Payment Due By:	01/21/20

Your Account Summary

Previous Amount Due	\$7,381.38
Payment(s) Received Since Last Statement	-\$7,381.38
Miscellaneous Credits	-\$398.01
Credit balance after payments and credits	-\$398.01
Current Month's Charges	\$7,350.83

Total Amount Due **\$6,952.82**

DO NOT PAY. Your account will be drafted on 01/21/20

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

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:	\$7,350.83
Total amount due:	\$6,952.82
Payment Due By:	01/21/20

Amount Enclosed \$

700375001199 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/21/20

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" seven years in a row.

For J.D. Power award information, visit jdpower.com/awards

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

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

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

All Other Correspondence

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

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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 peoplesgas.com or 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 Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are 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 peoplesgas.com o tampaelectric.com para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$68.40
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$89.88
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$154.02
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$56.49
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3361.24
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	\$631.82
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$713.35
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$106.37
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$182.71
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$65.59
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$51.06
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$100.18
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.43
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.25
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$285.35



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486

Statement Date: 01/02/20

Details of Charges – Service from 11/02/19 to 12/03/19

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

Rate Schedule: General Service - Non Demand

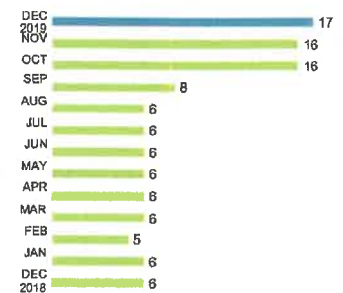
Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	11/12/19	40,031		39,832		199 kWh	1	11 Days
1000323060	12/03/19	332		0		332 kWh	1	21 Days

Basic Service Charge		\$18.14
Energy Charge	531 kWh @ \$0.05916/kWh	\$31.41
Fuel Charge	531 kWh @ \$0.03227/kWh	\$17.14
Florida Gross Receipt Tax		\$1.71
Electric Service Cost		\$68.40
Current Month's Electric Charges		\$68.40

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Account: 211001738759

Statement Date: 01/02/20

Details of Charges – Service from 11/05/19 to 12/04/19

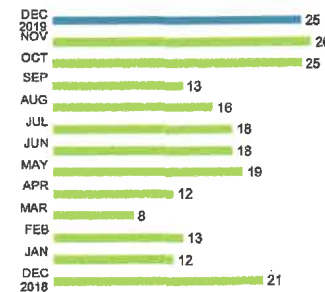
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	11/13/19	67,906		67,634		272 kWh	1	9 Days
1000326790	12/04/19	488		0		488 kWh	1	21 Days
Basic Service Charge						\$18.14		
Energy Charge						760 kWh @ \$0.05916/kWh	\$44.96	
Fuel Charge						760 kWh @ \$0.03227/kWh	\$24.53	
Florida Gross Receipt Tax							\$2.25	
Electric Service Cost							\$89.88	
Current Month's Electric Charges							\$89.88	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 01/02/20

Details of Charges – Service from 11/05/19 to 12/04/19

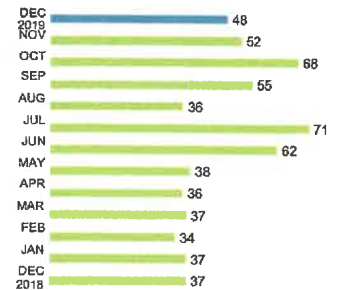
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	11/19/19	32,708		31,984		724 kWh	1	14 Days
1000325661	12/04/19	720		0		720 kWh	1	16 Days
Basic Service Charge						\$18.14		
Energy Charge						1,444 kWh @ \$0.05916/kWh		
Fuel Charge						1,444 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$3.85		
Electric Service Cost						\$154.02		
Current Month's Electric Charges						\$154.02		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit	-\$5.70
Total Current Month's Credits	-\$5.70



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 01/02/20

Details of Charges – Service from 11/05/19 to 12/04/19

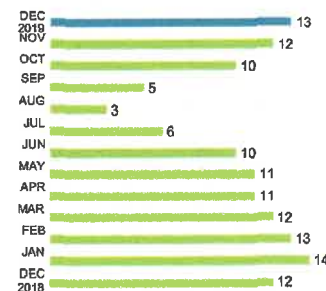
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	12/04/19	16,263		15,859		404 kWh	1	30 Days
Basic Service Charge						\$18.14		
Energy Charge						404 kWh @ \$0.05916/kWh		
Fuel Charge						404 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$1.41		
Electric Service Cost							\$56.49	
Current Month's Electric Charges							\$56.49	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 01/02/20

Details of Charges – Service from 11/01/19 to 12/02/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8908 kWh @ \$0.02904/kWh	\$258.69
Fixture & Maintenance Charge	71 Fixtures	\$1105.78
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8908 kWh @ \$0.03194/kWh	\$284.52
Florida Gross Receipt Tax		\$13.93
Lighting Charges		\$3,361.24
Current Month's Electric Charges		\$3,361.24

Miscellaneous Credits

Interest for Cash Security Deposit	-\$201.30
Total Current Month's Credits	-\$201.30

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ACCOUNT INVOICE

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Account: 211001739864
Statement Date: 01/02/20

Details of Charges – Service from 11/01/19 to 12/02/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02904/kWh	\$34.15
Fixture & Maintenance Charge	28 Fixtures	\$170.38
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1176 kWh @ \$0.03194/kWh	\$37.56
Florida Gross Receipt Tax		\$1.84
Lighting Charges		\$913.69
Current Month's Electric Charges		\$913.69

Miscellaneous Credits

Interest for Cash Security Deposit	-\$50.25
Total Current Month's Credits	-\$50.25



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 01/02/20

Details of Charges – Service from 11/20/19 to 12/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1224 kWh @ \$0.02904/kWh	\$35.54
Fixture & Maintenance Charge	31 Fixtures	\$193.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1224 kWh @ \$0.03194/kWh	\$39.09
Florida Gross Receipt Tax		\$1.91
Lighting Charges		\$631.82
Current Month's Electric Charges		\$631.82

Miscellaneous Credits

Interest for Cash Security Deposit - \$35.10

Total Current Month's Credits **- \$35.10**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604

Statement Date: 01/02/20

Details of Charges – Service from 11/20/19 to 12/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1203 kWh @ \$0.02904/kWh	\$34.94
Fixture & Maintenance Charge	35 Fixtures	\$229.66
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1203 kWh @ \$0.03194/kWh	\$38.42
Florida Gross Receipt Tax		\$1.88
Lighting Charges		\$713.35

Current Month's Electric Charges **\$713.35**

Miscellaneous Credits

Interest for Cash Security Deposit **-\$36.00**

Total Current Month's Credits **-\$36.00**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103

Statement Date: 01/02/20

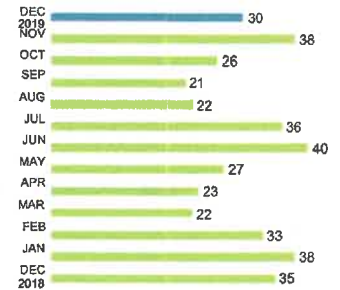
Details of Charges – Service from 11/05/19 to 12/05/19

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	12/05/19	68,983		68,047		936 kWh	1	31 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						936 kWh @ \$0.05916/kWh \$55.37		
Fuel Charge						936 kWh @ \$0.03227/kWh \$30.20		
Florida Gross Receipt Tax						\$2.66		
Electric Service Cost						\$106.37		
Current Month's Electric Charges						\$106.37		



Miscellaneous Credits

Interest for Cash Security Deposit -\$6.15

Total Current Month's Credits **-\$6.15**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376

Statement Date: 01/02/20

Details of Charges – Service from 11/05/19 to 12/05/19

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

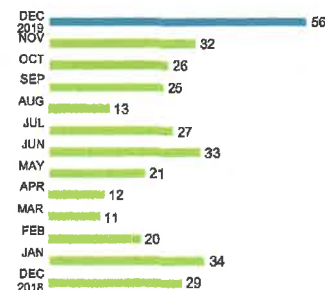
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	12/05/19	62,556		60,806		1,750 kWh	1	31 Days
Basic Service Charge						\$18.14		
Energy Charge						1,750 kWh @ \$0.05916/kWh	\$103.53	
Fuel Charge						1,750 kWh @ \$0.03227/kWh	\$56.47	
Florida Gross Receipt Tax						\$4.57		
Electric Service Cost							\$182.71	
Current Month's Electric Charges							\$182.71	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$4.56

Total Current Month's Credits

-\$4.56



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640

Statement Date: 01/02/20

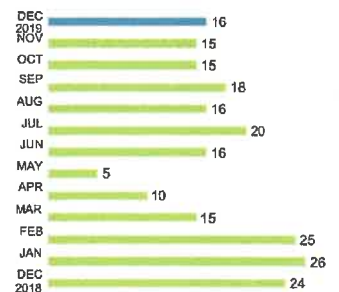
Details of Charges – Service from 11/05/19 to 12/05/19

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	12/05/19	65,163		64,662		501 kWh	1	31 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						501 kWh @ \$0.05916/kWh \$29.64		
Fuel Charge						501 kWh @ \$0.03227/kWh \$16.17		
Florida Gross Receipt Tax						\$1.64		
Electric Service Cost						\$65.59		
Current Month's Electric Charges						\$65.59		



Miscellaneous Credits

Interest for Cash Security Deposit - \$3.00

Total Current Month's Credits - \$3.00

00000038-0000410-Page 16 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 01/02/20

Details of Charges – Service from 11/02/19 to 12/04/19

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

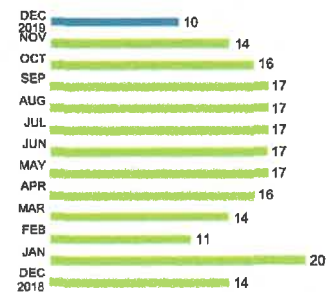
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	12/04/19	34,287		33,941		346 kWh	1	33 Days
Basic Service Charge						\$18.14		
Energy Charge						346 kWh @ \$0.05916/kWh		
Fuel Charge						346 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$1.28		
Electric Service Cost							\$51.06	
Current Month's Electric Charges							\$51.06	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$2.28

Total Current Month's Credits

-\$2.28

00000038-0000411-Page 17 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 01/02/20

Details of Charges – Service from 11/05/19 to 12/04/19

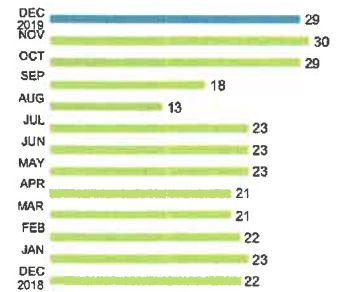
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	11/12/19	8,208		7,936		272 kWh	1	8 Days
1000323057	12/04/19	598		0		598 kWh	1	22 Days
Basic Service Charge						\$18.14		
Energy Charge						870 kWh @ \$0.05916/kWh		
Fuel Charge						870 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$2.50		
Electric Service Cost						\$100.18		
Current Month's Electric Charges						\$100.18		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit -\$5.25

Total Current Month's Credits **-\$5.25**

00000038-0000411-Page 18 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317

Statement Date: 01/02/20

Details of Charges – Service from 11/20/19 to 12/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	256 kWh @ \$0.02904/kWh	\$7.43
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	256 kWh @ \$0.03194/kWh	\$8.18
Florida Gross Receipt Tax		\$0.40

Lighting Charges **\$183.43**

Current Month's Electric Charges **\$183.43**

Miscellaneous Credits

Interest for Cash Security Deposit -\$10.20

Total Current Month's Credits **-\$10.20**

00000038-0000412-Page 19 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523

Statement Date: 01/02/20

Details of Charges – Service from 11/20/19 to 12/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	696 kWh @ \$0.02904/kWh	\$20.21
Fixture & Maintenance Charge	19 Fixtures	\$121.99
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	696 kWh @ \$0.03194/kWh	\$22.23
Florida Gross Receipt Tax		\$1.09
Lighting Charges		\$387.25
Current Month's Electric Charges		\$387.25

Miscellaneous Credits

Interest for Cash Security Deposit - \$23.22

Total Current Month's Credits - \$23.22

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 01/02/20

Details of Charges – Service from 11/20/19 to 12/19/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	504 kWh @ \$0.02904/kWh	\$14.64
Fixture & Maintenance Charge	14 Fixtures	\$90.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	504 kWh @ \$0.03194/kWh	\$16.10
Florida Gross Receipt Tax		\$0.79
Lighting Charges		\$285.35

Current Month's Electric Charges

\$285.35

Total Current Month's Charges

\$7,350.83

Miscellaneous Credits

Interest for Cash Security Deposit - \$15.00

Total Current Month's Credits

-\$15.00

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.

00000038-0000413-Page 21 of 24

Understanding Your Charges

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

Basic Service Charge/Customer Charge – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

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

BTU – British thermal unit – a unit of heat measurement.

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

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

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 for the purpose of providing natural gas and electric service. The fee is collected by Peoples Gas and 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.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

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

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

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 Peoples Gas and 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 Peoples Gas and 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.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

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.



Hillsborough County Sheriff's Office

Invoice/Statement of Account

Off Duty Events (813) 247-8025 Email: OffDutyAccts@hcsso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 38388
Account Number: 248562
Date: 12/31/2019

Billing Address: Parkway Center CDD
2005 PanAm Circle Suite 300
Tampa FL 33607

248562 Deputy Name	Parkway Center CDD Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Gutierrez Vidamor	307647	001	12/17/2019	AdminFees 4.00 @4.00/hr	16.00				16.00
Romano Jimmie F, JR	308238	001	12/20/2019	MileageFees 12.00 @0.25/hr	3.00				3.00
Romano Jimmie F, JR	308238	002	12/20/2019	AdminFees 4.00 @4.00/hr	16.00				16.00
Stout Jeffrey L, JR	308239	001	12/21/2019	MileageFees 5.00 @0.25/hr	1.25				1.25
Stout Jeffrey L, JR	308239	002	12/21/2019	AdminFees 4.00 @4.00/hr	16.00				16.00
Stout Jeffrey L, JR	308731	001	12/28/2019	MileageFees 4.00 @0.25/hr	1.00				1.00
Stout Jeffrey L, JR	308731	002	12/28/2019	AdminFees 4.00 @4.00/hr	16.00				16.00
Seale Julie L	308732	001	12/30/2019	MileageFees 10.00 @0.25/hr	2.50				2.50
Seale Julie L	308732	002	12/30/2019	AdminFees 4.00 @4.00/hr	16.00				16.00

Received
JAN 09 2020

57200 - 4904
R

TOTAL CURRENT BALANCE DUE 87.75

ACCOUNT SUMMARY

Previous Balance	87.75
New Service	
Payments Received - Thank You	
Adjustments	
Current Balance Due	87.75

<u>Current</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>91 - 120</u>	<u>121 - 150</u>	<u>151 - 180</u>	<u>Over 180</u>
87.75						

DISTRICT CHECK REQUEST FORM

Today's Date 12/30/19

District Name Parkway CDD

Check Amount \$120.00

Payable: Jeffrey Stout
Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	<u>GR</u>
Fund	—	
G/L		
Object Cd		
CK #		Date <u>12/30/19</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/16/2020

District Name Parkway CDD

Check Amount \$132.00


Payable: Jeffrey Stout
Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #	_____	Date <u>1/16/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/23/2020

District Name Parkway CDD

Check Amount \$132 Worked 1/18/2020

Payable: Jeffrey Stout


Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #	_____	Date <u>1/23/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/9/2020

District Name Parkway CDD

Check Amount \$132.00


Payable: Jimmie Romano
Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #		Date <u>1/9/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/2/19 2020

District Name Parkway CDD

Check Amount \$120.00

Payable: Julie Seale


Mailing Address 504 Langford Circle
Plant City, FL. 33563

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #		Date 1/2/19

DISTRICT CHECK REQUEST FORM

Today's Date 1/6/2020

District Name Parkway CDD

Check Amount \$330.00

Payable: Shawn Wynn

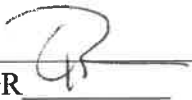
Mailing Address 9718 Pembroke Pines Drive
Ruskin, FL. 33573

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	-	
G/L		
Object Cd		
CK #		Date 1/6/2020
<hr/>		

DISTRICT CHECK REQUEST FORM

Today's Date 1/22/2020

District Name Parkway CDD

Check Amount \$198

Payable: Shawn Wynn


Mailing Address 9718 Pembroke Pines Dr.
Ruskin, FL. 33573

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR 
Fund	—
G/L	
Object Cd	
CK #	Date 1/22/2020

PARKWAY CENTER CDD

MEETING DATE: November 20, 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

GR

DF 112019

PARKWAY CENTER CDD

MEETING DATE: January 22, 2020

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



DF 012220

PARKWAY CENTER CDD

MEETING DATE: November 20, 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 112019

PARKWAY CENTER CDD

MEETING DATE: January 22, 2020

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 012220

PARKWAY CENTER CDD

MEETING DATE: November 20, 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

CR

Km 112019

PARKWAY CENTER CDD

MEETING DATE: January 22, 2020

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



KM 012220

PARKWAY CENTER CDD

MEETING DATE: January 22, 2020

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



LH 012220

PARKWAY CENTER CDD

MEETING DATE: November 20, 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

CR

LH 112019

PARKWAY CENTER CDD

MEETING DATE: November 20, 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

CR

SD 11/20/19

PARKWAY CENTER CDD

MEETING DATE: January 22, 2020

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 012220

DISTRICT CHECK REQUEST FORM

Today's Date 1/14/2020

District Name Parkway CDD

Check Amount \$132.00

Payable: William Scobie
Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	_____
Fund	—	
G/L		
Object Cd		
CK #	_____	Date <u>1/14/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/23/2020

District Name Parkway CDD

Check Amount \$99

Payable: William Scobie
work day 1/22/2020


Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	-	
G/L		
Object Cd		
CK #		Date 1/23/2020

DISTRICT CHECK REQUEST FORM

Today's Date 1/16/2020

District Name Parkway CDD

Check Amount \$43.56


Payable: Lawrence Hollis
Mailing Address

Check Description Travel re-imbursement

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #		Date 1/16/2020
<hr/>		



Larry Hollis <6parrin9.lh@gmail.com>

Your ride with Zoila lidia on January 14

Lyft Ride Receipt <no-reply@lyftmail.com>
To: 6parrin9.lh@gmail.com

Tue, Jan 14, 2020 at 11:20 AM



JANUARY 14, 2020 AT 8:36 AM

Thanks for riding with Zoila lidia!100% of tips go to drivers. [Add a tip](#)

Lyft fare (16.94mi, 47m 5s)

\$28.34

MasterCard *7375

\$28.34



Larry Hollis <6parrin9.lh@gmail.com>

Your ride with Javier on January 14

Lyft Ride Receipt <no-reply@lyftmail.com>
To: 6parrin9.lh@gmail.com

Tue, Jan 14, 2020 at 11:48 AM



JANUARY 14, 2020 AT 11:24 AM

**Thanks for riding with
Javier!**100% of tips go to drivers. [Add a tip](#)Lyft fare (6.74mi, 21m 55s)
Tip\$13.22
\$2.00

MasterCard *7375

\$15.22



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/19/2019	149098

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 12-18-2019			
Controller D			
Irrigation parts	1	2.26	2.26
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller K			
Irrigation parts	1	19.84	19.84
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Total			\$62.10
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	1/18/2020	Balance Due

53900 - 442
QR

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

Notes:	Zone #	Type	A	B	C	D	Programs	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Reinbird ESP-Me Controller	1	R	:30					Pgm A 1				12:00am			12:00am
	2	S	:15					Pgm B 2				4:00am			4:00am
	3	R	:45					Pgm B 1		11:00pm			11:00pm		
	4	S	:20	:20				Pgm B 2							
	5	S	:20					Pgm C 1				8:00am			8:00am
	6	S	:15					Pgm C 2							
	7	S	:20	:20				Pgm D 1							
	8	S	:20	:20				Pgm D 2							
	9	S	:20	:20											
	10	S	:20												
	11	S	:10												
	12	S	:05												
	13	B		:05											
	14	S		:15											
	15														
	16														
	17														
	18														
	19														
	20														
	21														
	22														
	23														
	24														
	Season Adjust %		100%	100%	100%	100%									
	Run Time		4:00	1:50	1:20										
	Please make additional notes on the reverse side of this report - Use extra report as needed for programming information														

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

Clock Type/ #	Rainbird ESP-Me / Controller K		Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date										Pgm A	1			3:30am			3:20pm
Rain Sensor	OK	bad								Pgm B	1		5:00am				
Notes:																	
										Pgm C	1			6:00am			6:00am
										Pgm D	1						

Zone #		Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D			Labor		Hrs	Rate	Amount	
1	R	:50				ok		Supervisor:		30min	40 -	20 -	
2	S	:15				ok (reduce to 5 min), 1 nozzle		Technician:					
3	S	:10	:10			broken 12" sprayhead & elbow, flushed & changed nozzle							
4	S	:05				ok							
5	S			:05		ok							
6	S	:20	:10			ok (increase to 20 min per A)		PROSIZ		1	14.70	14.70	
7	B	:15				ok		12.44min		2	1.82	3.64	
8								407-085		1	0.84	0.84	
9								05010CP		1	0.66	0.66	
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %		1.00 / 1.00 / 1.00											
								Total Materials	\$	19.84			
								Total Labor	\$	20.00			
								Grand Total	\$	39.84			

Bill To:

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/24/2019	149168

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 12-19-2019			
Controller A			
Irrigation parts	1	0.35	0.35
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller B			
Irrigation parts	1	1.50	1.50
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller H			
Irrigation parts	1	56.40	56.40
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
		Total	\$118.25
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	1/23/2020	Balance Due

53900 4612
GR



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date

12/19/19

Technician

Tom

Arrive/ Depart

11:20

11:56

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

Clock Type/ #	Hunter XC Hybrid / Controller B	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1			6:00pm			6:00pm
Rain Sensor	OK	Battery Replaced	Y	N					

Notes:

		Pgm B	1						
		Pgm C	1			8:00pm			8:00pm
		Pgm D	1						

Zone #	Type	A	B	C	D	Programs	Technician Use Only (Use Standard Invoice forms for additional charges)
1	S	130					Labor
2	S	110					Supervisor:
3	S	120					Technician:
4	S/M						
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Zone Information							Total Labor Charges \$:70-		
Raised 1 12" sprayhead in I. challenge under pipe tree							QTY	Unit	Extended
OK							1	0.84	0.84
OK							1	0.66	0.66
OK									

Materials							Total Labor Charges \$:70-		
407 005									
050706P									

Total Materials							Total Labor		
\$ 1.50							\$ 10.66		

Grand Total							Bill To:		
\$ 11.50									

Season Adjust %									
100%									

Run Time									
1:00									

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information									
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Property: Parkway Center CDD

Date 12/18/19

Technician Tom

Arrive/Depart 1:00 - 2:30 / 11:00 - 12:40

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

Clock Type/ #	Hunter ACC / Controller H	Confirm Time/ Date	Y	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A 1				X			X
Rain Sensor	OK	bad	Y	N		12:00/11:00/2:30				3:00pm			3:00pm

Notes:

						Pgm B 1							3:30pm
						2							
						Pgm C 1				3:30pm			3:30pm
						Pgm D 2			12:00pm				
						Pgm E 1				4:00pm			4:00pm
						Pgm F 2				6:00pm			6:00pm

Zone #	Type	A	B	C	D	E	F	Programs	Zone Information	Supervisor:	Technician:	Labor	Hrs	Rate	Amount
--------	------	---	---	---	---	---	---	----------	------------------	-------------	-------------	-------	-----	------	--------

1	S		:05						replaced 4 leaking sprayheads				1	40 -	40 -
---	---	--	-----	--	--	--	--	--	-------------------------------	--	--	--	---	------	------

2	S		:05												
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3	A				:15										
---	---	--	--	--	-----	--	--	--	--	--	--	--	--	--	--

4	A				:15										
---	---	--	--	--	-----	--	--	--	--	--	--	--	--	--	--

5	S			:05											
---	---	--	--	-----	--	--	--	--	--	--	--	--	--	--	--

6	S		:05												
---	---	--	-----	--	--	--	--	--	--	--	--	--	--	--	--

7	S			:10					1 nozzle (part)						
---	---	--	--	-----	--	--	--	--	-----------------	--	--	--	--	--	--

8	S	:10													
---	---	-----	--	--	--	--	--	--	--	--	--	--	--	--	--

9	A			:30					repaired 2 cut drip lines						
---	---	--	--	-----	--	--	--	--	---------------------------	--	--	--	--	--	--

10	S	:10													
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11	A			:30											
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12	S	:10													
----	---	-----	--	--	--	--	--	--	--	--	--	--	--	--	--

13	S	:10													
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14	S	:10													
----	---	-----	--	--	--	--	--	--	--	--	--	--	--	--	--

15	A			:30											
----	---	--	--	-----	--	--	--	--	--	--	--	--	--	--	--

16									N/A						
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17	S	:10													
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18	S		:10												
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19	S					:05									
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20	S			:10											
----	---	--	--	-----	--	--	--	--	--	--	--	--	--	--	--

21	B				:10										
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22	B				:10										
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23															
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24															
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Season Adjust %	100%	100%	100%	100%	100%	100%	100%								
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Run Time	1:50	1:25	1:35	2:10	2:20	2:05									
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Please make additional notes on the reverse side of this report - Use extra report as needed for programming information															
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Bill To:															
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Total Materials \$ 56.40

Total Labor \$ 40.00

Grand Total \$ 96.40

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date

12/19/19

Technician

Tom

Arrive/ Depart

8:55 12:30

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

Clock Type/ #

Battery Date

Rain Sensor

Confirm Time/ Date

Battery Replaced

Time/Date Adjust

Y

Y

Start

Pgm A

Pgm B

Pgm C

Pgm D

Sun

Mon

Tue

Wed

Thu

Fri

Sat

1

2

3

4

5

6

7

8

9

10

11

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12:00pm

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12:00pm

7:45am

7:30am

10:00pm

12:00pm

7:45am

7:30am

Notes: * removed ppg D

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D	Y	Y	Y	Y	Labor	Supervisor:	Technician:	Hrs	Rate	Amount	
1	RS	30														
2	S	15														
3	S	15														
4	S	20														
5	R	10														
6	S	15														
7	S	20														
8	S	15														
9	B	15														
10	S															
11																
12																
13																
14																
15																
16																
17																
18																
19																
20																
21																
22																
23																
24																
Season Adjust %		100%	100%	100%	100%											
Run Time		3:10	3:15	1:05	1:40											

Total Materials

Total Labor

Grand Total

\$

\$

\$

Bill To:

N/A

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/16/2020	149676

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 1-15-2020	1	16.49	16.49
Irrigation parts	1	40.00	40.00
Labor: 1 man @ \$ 40.00 per hour			
53900 462			
CN			
controller I		Total	\$56.49
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	2/15/2020	Balance Due

Clock Type/#	Battery Date	Rain Sensor	Confirm Time/Date	Battery Replaced	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Hunter I CORE DUAL / Controller I								Pgm A	1			12:00 AM			12:00 AM
								Pgm B	1			2:45 AM			2:45 PM
								Pgm C	1			7:00 PM			7:00 PM
									2			9:30 PM			9:30 PM
									1						
									2						

Notes:

		Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D			Labor	Hrs	Rate	Amount	
1	R	:25				ok						
2	S	:10				ok						
3	S	:10				ok						
4	S	:10				ok						
5	S	:10				flushed clogged nozzle						
6	S	:10				ok straighten / sprayhead						
7	S	:10				ok						
8	S	:10				ok straighten / sprayhead						
9	S	:10				ok						
10	BD				:35	ok						
11	D				:35	ok						
12	D				:35	cut drip line , broken drip tee under gutterline						
13	D				:35	ok						
14	R/S	:25				ok						
15	D				:35	ok						
16	R/D	:25				ok						
17	S	:10				ok						
18	R	:35				ok						
19	A				:10	ok						
20	S	:20				ok						
21	S	:20				ok						
22	D				:35	ok						
23	S				:35	ok						
24	D				:35	ok						
Season Adjust %		100%	100%	100%	100%							
Run Time		2:45	2:30		6:30							
							Total Materials	\$	16.49			
							Total Labor	\$	40.00			
							Grand Total	\$	56.49			
							Bill To:					

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/23/2020	149758

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 1-22-2020			
Controller H	1	95.41	95.41
Irrigation parts	2	40.00	80.00
Labor: 1 man @ \$ 40.00 per hour			
		Total	\$175.41
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	2/22/2020	Balance Due

53960-4612
412



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 1/15/2020, 1/22/2020
Technician: [blank]
Arrive/ Depart: 12:30-2:30 1/15/20 - 1:45

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

Clock Type/ # Handwritten Acc/ Controller H

Battery Date Confirm Time/ Date (Y) (N)

Rain Sensor bad Y (N)

Notes: No Power to controller (CDD outlet tripped main)

Handwired controller into breaker (eliminated plug)

(and outlet)

Programs										Technician Use Only (Use Standard Invoice forms for additional charges)									
Zone #	Type	A	B	C	D	E	F	Zone Information		Labor	Hrs	Rate	Amount						
1	S		:05					Replaced 7 leaking sprayheads (floor pressure)											
2	S		:05					ok			2	40 -	80 -						
3	A				:15			ok											
4	A				:15			ok											
5	S			:05				ok											
6	S		:05					ok											
7	S			:10				ok											
8	S		:10					ok											
9	A				:30			ok											
10	S		:10					raise 3 sprayheads											
11	A				:30			ok											
12	S		:10					raise 3 sprayheads, 1 nozzle (VAN TOSS)											
13	S		:10					straighten 1 sprayhead											
14	S		:10					ok											
15	A				:30			ok											
16								N/A											
17	S		:10					ok											
18	S			:10				ok (reduce to 5min)											
19	S					:05		ok											
20	S			:10				ok											
21	B					:10		ok											
22	B					:10		ok											
23																			
24																			
Season Adjust %										Total Materials	\$	95.41							
Run Time										Total Labor	\$	80.00							
										Grand Total	\$	175.41							

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9592
Invoice Date: Jan 16, 2020
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		1/16/20

Quantity	Item	Description	Unit Price	Amount
		Express shipping 1-9-20		22.28

Subtotal	22.28
Sales Tax	
Total Invoice Amount	22.28
Payment/Credit Applied	
TOTAL	22.28

ALEX WOLFE 8138737300 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607		1 LBS	1 OF 1
SHIP TO: LEE HARWELL 8132239500 STANTEC 777 S HARBOUR ISLAND BLVD. STE 600 TAMPA FL 33602			
		FL 336 9-03 	
UPS GROUND TRACKING #: 1Z A7E 454 03 9739 8321			
			
BILLING: P/P			
Reference No.1: Parkway Center CDD XOL 20.01.16 NV45 20.0A 10/2019 			

22 28

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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

Parkway Center Community Development District

Combining Balance Sheet

As of 1/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash- Operating Acct	485,391	0	0	0	0	0	0	485,391
Investment - Revenue 2008 (9000)	0	249,642	0	0	0	0	0	249,642
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0
Investment - Reserve 2008 (9005)	0	17,293	0	0	0	0	0	17,293
Investment - Redemption 2008 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2018-2 (6000)	0	0	0	280,124	0	0	0	280,124
Investment - Interest 2018-2 (6001)	0	0	0	2,177	0	0	0	2,177
Investment - Reserve 2018-2 (6003)	0	0	0	144,716	0	0	0	144,716
Investment - Construction 2018-2 (6005)	0	0	0	0	2,793,476	0	0	2,793,476
Investment - Revenue 2018-1 (7000)	0	0	502,625	0	0	0	0	502,625
Investment - Interest 2018-1 (7001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-1 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-1 (7003)	0	0	190,859	0	0	0	0	190,859
Prepayment Receivable	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,693	0	0	0	0	0	0	1,693
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	9,000	0	0	0	0	0	0	9,000
Buildings	0	0	0	0	0	30,000	0	30,000
Improvements Other Than Buildings	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	1,394,948	0	1,394,948
Amount Available-Debt Service	0	0	0	0	0	0	797,585	797,585
Amount To Be Provided-Debt Service	0	0	0	0	0	0	9,617,415	9,617,415
Other	0	0	0	0	0	0	0	0
Total Assets	<u>496,084</u>	<u>266,935</u>	<u>693,485</u>	<u>427,017</u>	<u>2,793,476</u>	<u>5,016,076</u>	<u>10,415,000</u>	<u>20,108,073</u>
Liabilities								
Accounts Payable	10,482	0	0	0	0	0	0	10,482
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 1/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	1,515,000	1,515,000
Refunding Bonds 2018-1	0	0	0	0	0	0	4,215,000	4,215,000
Refunding Bonds 2018-2	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>10,482</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,415,000</u>	<u>10,425,482</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	141,668	409,677	251,490	2,845,536	0	0	3,648,371
Fund Balance-Unreserved	8,148	0	0	0	0	0	0	8,148
Investment In General Fixed Assets	0	0	0	0	0	5,016,076	0	5,016,076
Other	<u>477,455</u>	<u>125,267</u>	<u>283,808</u>	<u>175,527</u>	<u>(52,060)</u>	<u>0</u>	<u>0</u>	<u>1,009,996</u>
Total Fund Equity & Other Credits	<u>485,603</u>	<u>266,935</u>	<u>693,485</u>	<u>427,017</u>	<u>2,793,476</u>	<u>5,016,076</u>	<u>0</u>	<u>9,682,591</u>
Total Liabilities & Fund Equity	<u>496,084</u>	<u>266,935</u>	<u>693,485</u>	<u>427,017</u>	<u>2,793,476</u>	<u>5,016,076</u>	<u>10,415,000</u>	<u>20,108,073</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(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	708,252	683,716	(24,536)	(3)%
O&M Assmts - Lot Closings	34,858	0	(34,858)	(100)%
Total Revenues	743,110	683,716	(59,394)	(8)%
Expenditures				
Legislative				
Supervisor Fees	10,000	4,000	6,000	60 %
Financial & Administrative				
District Manager	28,840	9,613	19,227	67 %
Recording Secretary	4,000	1,848	2,152	54 %
District Engineer	5,000	4,591	409	8 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	12,500	8,222	4,278	34 %
Accounting Services	28,677	9,626	19,051	66 %
Auditing Services	8,000	615	7,385	92 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	1,500	81	1,419	95 %
Public Officials Insurance	2,900	2,819	81	3 %
Legal Advertising	1,100	334	766	70 %
Bank Fees	186	247	(61)	(33)%
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	105	95	48 %
Technology Services	2,000	1,100	900	45 %
Website Administration	2,000	0	2,000	100 %
Interest Payments	0	576	(576)	0 %
Legal Counsel				
District Counsel	10,000	6,270	3,730	37 %
Electric Utility Services				
Street Lighting	150,000	25,425	124,575	83 %
Other Physical Environment				
Staff Costs	25,000	0	25,000	100 %
Property & Casualty Insurance	30,000	7,482	22,518	75 %
Entry & Walls Maintenance	2,000	4,200	(2,200)	(110)%
Landscape Maintenance - Contract	240,000	72,054	167,946	70 %
Landscape Maintenance - Other	7,500	700	6,800	91 %
Pool Service	15,000	0	15,000	100 %
Field Manager	27,707	9,236	18,471	67 %
Irrigation Maintenance	7,500	2,264	5,236	70 %
Plant Replacement Program	7,500	7,111	389	5 %
Mitigation & Monitoring	10,000	0	10,000	100 %
Waterway Management Program - Contract	17,500	6,560	10,940	63 %
Waterway Management Program - Other	5,000	3,366	1,634	33 %
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	0	1,000	100 %
Pavement & Signage Repairs	2,500	0	2,500	100 %
Holiday Lighting	15,000	10,000	5,000	33 %
Parks & Recreation				
Club Facility Maintenance	0	44	(44)	0 %
Miscellaneous Maintenance	0	373	(373)	0 %
Security Patrol	35,000	5,183	29,817	85 %
Special Events	5,000	0	5,000	100 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Playground/Amenity	<u>10,000</u>	<u>2,043</u>	<u>7,957</u>	<u>80 %</u>
Total Expenditures	<u>743,110</u>	<u>206,262</u>	<u>536,848</u>	<u>72 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>477,455</u>	<u>477,455</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,148	8,148	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>485,603</u></u>	<u><u>485,603</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2019 Through 1/31/2020

(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	167,316	166,881	(435)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>693</u>	<u>693</u>	<u>0 %</u>
Total Revenues	<u>167,316</u>	<u>167,574</u>	<u>258</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	72,316	37,307	35,009	48 %
Principal Payments	<u>95,000</u>	<u>5,000</u>	<u>90,000</u>	<u>95 %</u>
Total Expenditures	<u>167,316</u>	<u>42,307</u>	<u>125,009</u>	<u>75 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>125,267</u>	<u>125,267</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	141,668	141,668	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>266,935</u></u>	<u><u>266,935</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 10/1/2019 Through 1/31/2020

(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	377,119	368,981	(8,138)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>223</u>	<u>223</u>	<u>0 %</u>
Total Revenues	<u>377,119</u>	<u>369,205</u>	<u>(7,914)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	167,119	85,397	81,722	49 %
Principal Payments	<u>210,000</u>	<u>0</u>	<u>210,000</u>	<u>100 %</u>
Total Expenditures	<u>377,119</u>	<u>85,397</u>	<u>291,722</u>	<u>77 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>283,808</u>	<u>283,808</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	409,677	409,677	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>693,485</u></u>	<u><u>693,485</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2019 Through 1/31/2020

(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	286,595	279,395	(7,200)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>129</u>	<u>129</u>	<u>0 %</u>
Total Revenues	<u>286,595</u>	<u>279,524</u>	<u>(7,071)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	206,595	103,998	102,598	50 %
Principal Payments	<u>80,000</u>	<u>0</u>	<u>80,000</u>	<u>100 %</u>
Total Expenditures	<u>286,595</u>	<u>103,998</u>	<u>182,598</u>	<u>64 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>175,527</u>	<u>175,527</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	251,490	251,490	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>427,017</u></u>	<u><u>427,017</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2019 Through 1/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,501	1,501	0 %
Total Revenues	0	1,501	1,501	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	53,561	(53,561)	0 %
Total Expenditures	0	53,561	(53,561)	0 %
Excess of Revenues Over(Under) Expenditures	0	(52,060)	(52,060)	0 %
Fund Balance, Beginning of Period	0	2,845,536	2,845,536	0 %
Fund Balance, End of Period	0	2,793,476	2,793,476	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2019 Through 1/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>5,016,076</u>	<u>5,016,076</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>5,016,076</u>	<u>5,016,076</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,016,076</u></u>	<u><u>4,962,515</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	513,016.11
Less Outstanding Checks/Vouchers	27,624.81
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	485,391.30
Balance Per Books	<u>485,391.30</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: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4939	1/8/2020	Series 2008 FY20 Tax Dist ID 454	5,265.11	Parkway Center CDD
4940	1/8/2020	Series 2018-1 FY20 Tax Dist ID 454	11,641.42	Parkway Center CDD
4941	1/8/2020	Series 2018-2 Amenity -FY20 Tax Dist ID 454	8,814.96	Parkway Center CDD
4931	1/9/2020	System Generated Check/Voucher	120.00	Jeffrey Stout
4932	1/9/2020	System Generated Check/Voucher	120.00	Julie L. Seale
4942	1/9/2020	resubmission fee	860.00	Hillsborough County Department of Health
4943	1/9/2020	resubmission fee	640.00	Hillsborough County Environmental Protection Commission
4948	1/21/2020	Series 2018-1 FY20 Tax Dist ID Int	73.92	Parkway Center CDD
4949	1/21/2020	Series 2008 FY20 Tax Dist ID Int	33.43	Parkway Center CDD
4950	1/21/2020	Series 2018-2 Amenity FY20 Tax Dist ID Int	55.97	Parkway Center CDD
Outstanding Checks/Vouchers			27,624.81	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4873	11/14/2019	System Generated Check/Voucher	120.00	Gary Harrison
4906	12/12/2019	Series 2018-2 Amenity FY20 Tax Dist ID 451	5,880.36	Parkway Center CDD
4907	12/12/2019	Series 2018 FY20 Tax Dist ID 451	3,512.30	Parkway Center CDD
4908	12/12/2019	Series 2018-1 FY20 Tax Dist ID 451	7,765.86	Parkway Center CDD
4917	12/19/2019	System Generated Check/Voucher	325.00	Spearem Enterprises LLC
4919	12/24/2019	System Generated Check/Voucher	105.00	Jeffrey Stout
4922	12/24/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4923	12/24/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4924	12/24/2019	System Generated Check/Voucher	120.00	Vidamor Gutierrez
4926	1/2/2020	System Generated Check/Voucher	23,278.97	Meritus Districts
CD103-2	1/3/2020	Verizon Payment	154.55	Verizon Wireless
4927	1/9/2020	System Generated Check/Voucher	1,500.00	Burr & Forman LLP
4928	1/9/2020	System Generated Check/Voucher	1,385.00	Cardno, Inc.
4929	1/9/2020	System Generated Check/Voucher	1,425.00	First Choice Aquatic Weed Management, LLC.
4930	1/9/2020	System Generated Check/Voucher	200.00	Daniel Fleary
4933	1/9/2020	System Generated Check/Voucher	200.00	Koko L. Miller
4934	1/9/2020	System Generated Check/Voucher	18,123.67	Landscape Maintenance Professionals, Inc
4935	1/9/2020	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4936	1/9/2020	System Generated Check/Voucher	330.00	Shawn Wynn
4937	1/9/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
4938	1/9/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
4944	1/9/2020	resubmission fee	542.78	B.O.C.C.
CD103-1	1/13/2020	Bank Fee	62.07	
4945	1/16/2020	System Generated Check/Voucher	132.00	Jimmie Frank Romano
4946	1/16/2020	System Generated Check/Voucher	1,485.05	TECO
4947	1/16/2020	System Generated Check/Voucher	132.00	William J. Scobie, III
4951	1/23/2020	System Generated Check/Voucher	1,075.00	Cardno, Inc.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4952	1/23/2020	System Generated Check/Voucher	1,425.00	First Choice Aquatic Weed Management, LLC.
4953	1/23/2020	System Generated Check/Voucher	87.75	Hillsborough County Sheriff's Office
4954	1/23/2020	System Generated Check/Voucher	132.00	Jeffrey Stout
4955	1/23/2020	System Generated Check/Voucher	56.49	Landscape Maintenance Professionals, Inc
4956	1/23/2020	System Generated Check/Voucher	43.56	Lawrence Thomas Hollis
4957	1/23/2020	System Generated Check/Voucher	22.28	Meritus Districts
4958	1/23/2020	System Generated Check/Voucher	198.00	Shawn Wynn
4959	1/23/2020	System Generated Check/Voucher	1,721.00	Stantec Consulting Services Inc. (SCSI)
311000070319 010720	1/24/2020	paid by ACH service 11/01/19 - 12/02/19	6,952.82	TECO
Cleared Checks/Vouchers			79,493.51	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR462	1/7/2020	Tax Distribution - 01.07.20	47,292.84
	CR463	1/15/2020	Interest Distribution - 01.15.20	300.28
				<hr/>
Cleared Deposits				47,593.12
				<hr/>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/17/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Some of the ponds have perimeter weeds
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Look good
FOUNTAINS/AERATORS	20	18	-2	Aeration cable is floating in pond 3
DESIRABLE PLANTS	15	15	0	Good

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/17/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Landscape beds need weed detailing
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Pot holes on Still River have been filled
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	20	-2	Sanctuary entrance needs to be repaired
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	681	-19	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/17/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Will be fertilized soon
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed/Clover
TURF INSECT/DISEASE CONTROL	10	8	-2	Some fire ant mounds
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	3	-2	Several beds need detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Leaf spot on some Ligustrum
PRUNING	10	8	-2	Viburnum hedge along Blue Beech
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Bed detailing/turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Petunia's will be replaced soon
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	84	-16	84%
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Contractor Signature: _____

Manager's Signature: Gene Roberts

Parkway February



The viburnum hedge along Blue Beech needs to be trimmed.



Several landscape and rock beds need weed detailing.



Some of the recently installed plant material at Summerwood entrance are declining and need to be replaced under warranty.



The Petunias are checking out and will be replaced soon.



The turf at Belmont entrance needs to be treated for Dollar weed.



Median at Harvest Glen entrance needs detailing.



Ligustrum's along Still River need to be treated for leaf spot.



The mimosa plants at Riverview entrance were set back from the cool temperatures.



Perennial Peanut at Hamlet needs weed detailing.



The Loropetalum along Falkenburg is struggling, LMP should do some sampling to check nutrient levels.

Parkway Ponds February



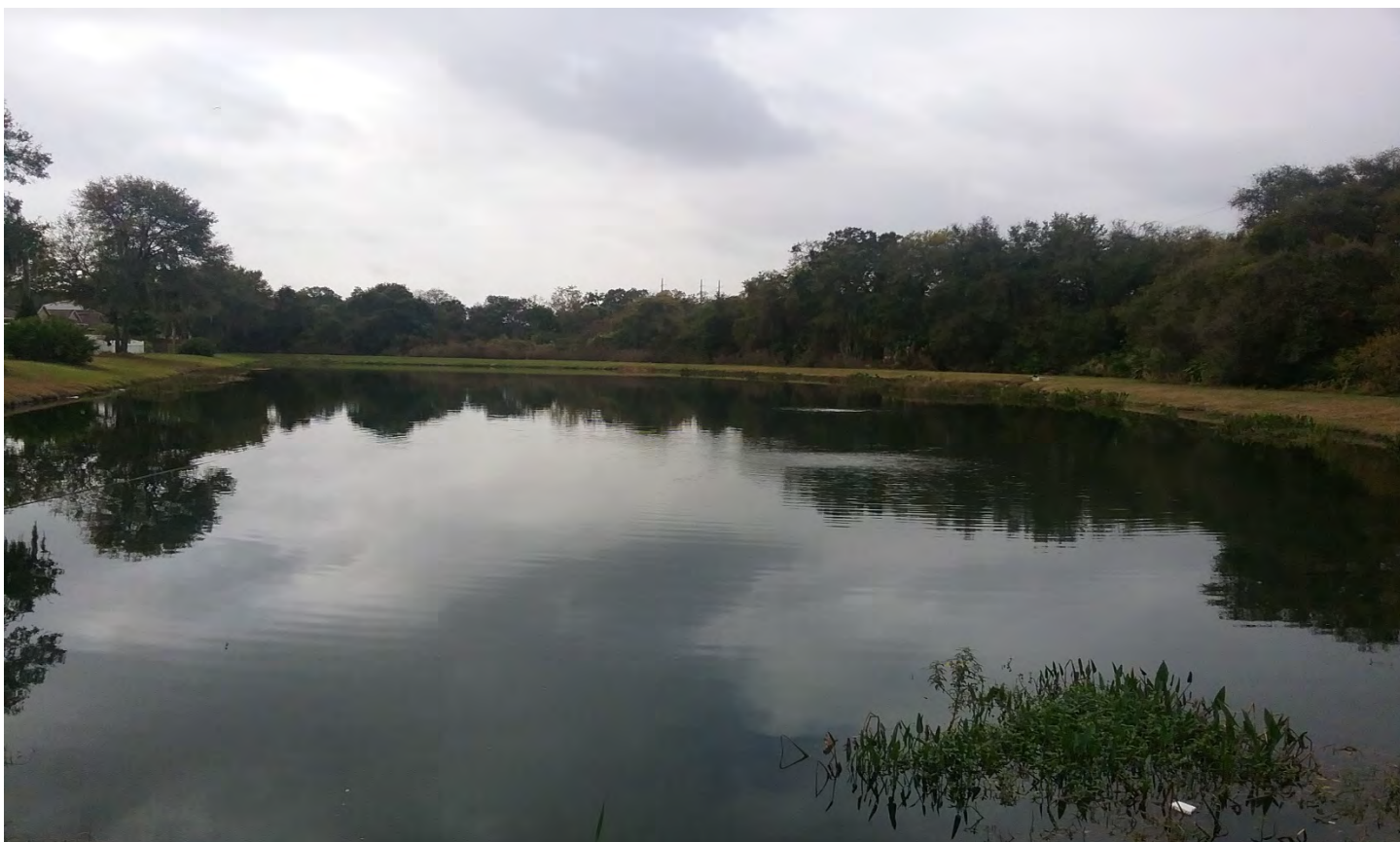
The water lettuce in pond 15 has been cleared up.



Pond 13 looks clean.



No issues with pond 12.



Pond 11 has some debris around the perimeter.



Pond 9 needs to be treated for Alligator weed and algae.



The Cattails have been cleaned up in pond 8.



Pond 6 looks clean.



The Spike rush has been treated in pond 1 but will need follow up treatments.



Pond 2 looks good.



Pond 3 has some trash on the perimeter and the aeration cable is floating again.



Pond 16 has a small clump of Torpedo grass that needs to be sprayed.



Aquatic Weed Control is continuing spraying back the cattails in pond 4.



Pond 5 needs to be treated for Alligator weed and debris cleaned up.