

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED MEETING  
JULY 8, 2020**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
WEDNESDAY, JULY 8, 2020  
6:30 p.m.**

Avelar Creek Clubhouse  
located at 10125 Holland Ave, Riverview, FL, 33579

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Daniel Fleary, Jr Lawrence T. Hollis Suzanne DeCopain JoAnn Ward Koko Miller
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	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 Continued Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, July 8, 2020 at 6:30 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave Riverview, FL, 33579. Included below is the agenda:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181#**

- 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. Acceptance of Oak Creek Parcel 10 SWFWMD Transfer ..... Tab 01
  - B. Discussion on Summerwood at Oak Creek Parcels 7 & 9 Maintenance Request Agreement .... Tab 02
  - C. Discussion on Amenity Selections ..... Tab 03
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes May 27, 2020 ..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures May 2020 ..... Tab 05
  - C. Review of Financial Statements Month Ending May 31, 2020 ..... Tab 06
- 6. MANAGEMENT REPORTS**
  - A. District Manager ..... Tab 07
    - i. Manager's Report
    - ii. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. 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



## STATEMENT OF COMPLETION AND REQUEST FOR TRANSFER TO OPERATION ENTITY

### **SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

2379 BROAD STREET, BROOKSVILLE, FL 34604-6899  
(352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476

Within 30 days after completion of construction of the surface water management system, the owner or authorized agent must submit the original plus one copy of this form and two complete sets of certified as-built drawings for the surface water management system structures and appurtenances. Upon receipt, this Statement of Completion will be reviewed and the system may be inspected for compliance with the approved permit and as-built drawings. The operation phase of this permit is effective when the Statement of Completion form is signed by an authorized District representative.

#### **1. SURFACE WATER MANAGEMENT SYSTEM INFORMATION:**

Permit No.: \_\_\_\_\_ County: \_\_\_\_\_

Project Name: \_\_\_\_\_ Permittee: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_

#### **2. I HEREBY CERTIFY THAT** (please choose accurately and check only one box):

- A. At the time of final inspection, the surface water management system was completed substantially in accordance with the permitted construction plans and information. Any minor deviations from the permitting plans and specifications will not prevent the system from functioning in compliance with the requirements of Chapters 40D-4 and 40D-40, Florida Administrative Code (F.A.C.). (The as-built drawings and information submitted to the District shall confirm this certification.)
- B. At the time of final inspection, the system was NOT completed in substantial conformance with the permitted construction plans and information. (The registered professional engineer shall describe the deviation(s) in writing, and provide confirming depiction on the as-built drawings and information.)

This certification shall be verified by TWO COPIES of attached "as-built" drawings (as-built drawings must be signed, dated and sealed by a Florida Registered Professional Engineer or Professional Land Surveyor and Mapper, as required by State Law).

By: \_\_\_\_\_  
Signature of Engineer of Record                      Name (please type)                      Fla. P.E. Reg. No.

• AFFIX SEAL •

\_\_\_\_\_  
Company Name

Date: \_\_\_\_\_  
mm/dd/yyyy                      Company Address

Phone: (\_\_\_\_) \_\_\_\_\_  
City, State, Zip



- 3. NOTIFICATION OF COMPLETION:** The District is hereby notified that construction of the surface water management system is completed, and the Permittee requests that the surface water management permit be transferred to the legal entity (individual owner or corporate) responsible for operation and maintenance (O&M) as named in Section 4. An authorized agent must submit a letter of authorization from the permittee authorizing him or her to execute this Notification.

By: \_\_\_\_\_  
Signature of Permittee or Authorized Agent      Name and Title (*please type*)

\_\_\_\_\_  
Permit Number      Company Name

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
City, State, Zip

- 4. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY:** The below-named legal entity responsible for O&M agrees to operate and maintain the surface water management system in compliance with all permit conditions and the provisions of Chapters 40D-4 and 40D-40, F.A.C. An authorized agent must submit a letter of authorization from the owner or other legal entity authorizing him or her to execute this agreement.

By: \_\_\_\_\_  
Signature of Representative of Acceptable  
O&M Entity or Authorized Agent      Name of Owner or Other Acceptable  
Legal Entity for O&M

\_\_\_\_\_  
Name and Title (*please type*)      Address

\_\_\_\_\_  
Permit Number      City, State, Zip

\_\_\_\_\_  
Phone      Date

**RESPONSIBILITY FOR OPERATION AND MAINTENANCE MAY BE TRANSFERRED TO ANOTHER ENTITY ONLY UPON WRITTEN NOTICE AND APPROVAL BY THE DISTRICT IN ACCORDANCE WITH RULE 40D-4.351, F.A.C.**

AGENCY USE ONLY

**OPERATION AUTHORIZATION:** Based upon the certification by the Engineer of Record in Section 2., and the notice of completion in Section 3., the responsibility for operation and maintenance of the system is transferred to the legal entity named in Section 4., and the operation phase of this permit is effective on the date indicated below.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT:**

\_\_\_\_\_  
Authorized District Representative      Name and Title

\_\_\_\_\_  
Effective Date (mm/dd/yyyy)      Permit Number

## **AS-BUILT DRAWINGS AND INFORMATION CHECKLIST**

Following is a list of information that is to be verified and submitted by the Engineer of Record in support of the Statement of Completion.

1. On behalf of the permittee, the Engineer shall certify that:

a. At the time of final inspection, the surface water management system was completed substantially in accordance with the permitted construction plans and information. Any minor deviations from the permitting plans and specifications will not prevent the system from functioning in compliance with the requirements of Chapters 40D-4 and 40D-40, F.A.C. (The as-built drawings and information submitted to the District shall confirm this certification.); or

b. At the time of final inspection, the system was NOT completed in substantial conformance with the permitted construction plans and information. (The registered professional engineer shall describe the deviation(s) in writing, and provide confirming depiction on the as-built drawings and information.)

2. The Engineer's certification shall be based upon on-site observation of construction (scheduled and conducted by the professional engineer of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, information and specifications.

3. The as-built drawings are to be based on the District permitted construction drawings revised to reflect any changes made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated and sealed by a Florida registered professional surveyor and mapper or professional engineer. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:

a. Discharge structures - Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers;

b. Side bank and underdrain filters, or exfiltration trenches - locations, dimensions and elevations of all, including clean-outs, pipes, connections to control structures and points of discharge to receiving waters;

c. Storage areas for treatment and attenuation - dimensions, elevations, contours or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems;

d. System grading - dimensions, elevations, contours, final grades or cross-sections to determine contributing drainage areas, flow directions and conveyance of runoff to the system discharge point(s);

e. Conveyance - dimensions, elevations, contours, final grades or cross-sections of systems utilized to divert off-site runoff around or through the new system;

f. Water levels - existing water elevation(s) and the date determined;

g. Benchmark(s) - location and description (minimum of one per major water control structure); and

h. Wetland mitigation or restoration areas - Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted and identification of source of material; also provide the dimensions, elevations, contours and representative cross-sections depicting the construction.

4. Submit the final subdivision plat or other legal documents, as recorded in the county public records, showing dedicated rights-of-way, easement locations and special use areas that are reserved for water management purposes and continuing operation and maintenance.

5. Additional information will be shown on the as-built drawings or otherwise provided as needed to verify and support the Statement of Completion (example: home owners association final documents, and other items required by permitting conditions.)

# REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.:	Application No(s).	
Project Name:		Phase (if applicable):

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: \_\_\_\_\_

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

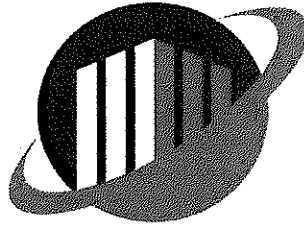
By: \_\_\_\_\_

Signature of Representative of O&M Entity	Name of Entity for O&M
Name and Title	Address
Email Address	City, State, Zip
Phone	Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I.(Note- this is optional, but aids in processing of this request)





## FRAZIER & BOWLES

ATTORNEYS AT LAW

202 S. Rome Ave.  
Suite 125  
Tampa, Florida 33606

TEL: (813) 603-8600  
FAX: (813) 603-8601  
EMAIL: [ggrossman@frazierbowles.com](mailto:ggrossman@frazierbowles.com)  
[nfrazier@frazierbowles.com](mailto:nfrazier@frazierbowles.com)

*Via Electronic Mail*

May 7, 2020

Parkway Center Community Development District  
Scott Steady, Esq., District Counsel  
c/o Chairman, JoAnn Ward  
c/o Brian Howell, District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
E: [brian.howell@merituscorp.com](mailto:brian.howell@merituscorp.com)

**RE:** Summerwood CDD and Summerwood at Oak Creek Homeowners' Association,  
Inc. / Proposal/Request as to Parcels 7 and 9

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Mr. Steady:

I am writing on behalf of the Summerwood at Oak Creek Homeowners' Association, Inc. ("**the Association**"), as their general counsel, in order to make a proposal/request on the Association's behalf as to the treatment and maintenance of Parcels 7 and 9, as they are reflected in Hillsborough County Official Records at Plat Book 129, Page 56, *et. seq.*, and Plat Book 131, Page 295, *et. seq.*.

### **BACKGROUND**

As you may be aware, a large percentage of Summerwood homeowners within the association pay for the maintenance of lakes and common areas through the CDD. However, there are two retention ponds within the HOA, whose bordering homeowners are not included in the District. This entails the homeowners in the geographical sections containing Parcels 7 and 9. Please see attached.

Parcels 7 and 9 are not maintained by the CDD – Taylor Morrison has been taking care of them. Problematically, the Summerwood HOA Governing Documents, without amendment, would essentially require all HOA homeowners to be assessed for the maintenance of Parcel 7 and Parcel

9. This means that all homeowners in Summerwood HOA (approx.. 90%) who are part of the CDD would be double-paying for the maintenance of the retention ponds because they're payign CDD taxes for the benefit of the retention ponds serving their community, while also Parcel 7 and Parcel 9 that are in sections of the HOA that only those particular homeowners would enjoy the benefits from.

The result, homeowners in the CDD are essentially significantly overpaying for maintenance of the retention ponds (Parcel 7 and Parcel 9) in addition to every other retention pond the homeowners pay for through the CDD.

The HOA governing documents require 2/3 of all owners to pass an amendment which could allow the budget itemization of the cost of maintenance of Parcel 7 and Parcel 9 to just those non-CDD homeowners living in those sections. However, with such a high 2/3 threshold the amendment process has failed multiple times in the past. These are the only two Parcels in the entire HOA in which the retention ponds are not taken care of by the CDD.

Accordingly, the HOA and CDD have tentatively discussed adding Parcel 7 and Parcel 9 maintenance to the CDD via a quit claim deed and then having the CDD properly (and more fairly) allocate the maintenance of such through the O&M assessments.

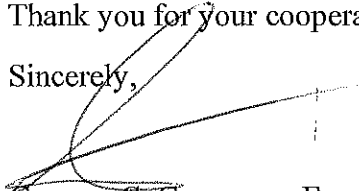
This would avoid the double payments that CDD residents who live in the Summerwood HOA (approx. 450 homes or more) would experience.

### **PROPOSAL**

I am writing to formally propose that the CDD bring homeowners residing on Parcels 7 and 9 within the CDD for O&M purposes only. This proposal has been unanimously approved by the Association Board of Directors. The HOA asks for a special set meeting for the CDD Board of Supervisors to decide this issue.

Thank you for your cooperation, and thank you in advance for your courtesy and consideration.

Sincerely,



Gregory S. Grossman, Esq.

**FRAZIER & BOWLES**

Cc: Scott Steady, Esq., [ssteady@burr.com](mailto:ssteady@burr.com)

### DEDICATION:

The undersigned, as Owner of the lands platted herein does hereby dedicate the plat of OAK CREEK PARCEL 7 for record. Further, the Owner does hereby dedicate to public use all streets, roads, rights of way, and easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee listed in TRACT B (Open Areas, Drainage Areas, 20.00' Private Landscape Easement and Wetland Conservation Areas ), as shown hereon, are hereby reserved by Owner for conveyance to a Homeowner's Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

The 20.007 Private Sanitary Easement, Private Pump Station Easement and 20.007 Private Landscape Easement as shown hereon are hereby reserved by Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Said TRACT B and the 20.00' Private Sanitary Easement and 20.00' Private Landscape Easement are subject to any and all easements, Right of Way and Tracts dedicated to public use.

TAYLOR MORRISON OF FLORIDA, INC., a Florida Corporation - OWNER

~~Jeffrey Deason~~  
~~Vice President~~

Dan Walker  
Witness, Drew Lawler

**ACKNOWLEDGEMENT:** State of Florida; County of Hillsborough;

The foregoing instrument was acknowledged before me this 30 day of March, 2017 by Jeffrey Deason, Vice President of Taylor Morrison of Florida, Inc., who is personally known to me or produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

Printed Name of Notary Andrea Tossi

**My Commission expires:**

Commission Number:

Notary Public, State of Florida at Large

(Printed Name of Notary)

CLERK OF CIRCUIT COURT

County of Hillsborough

State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book 124, Page 56 of the Public Records of Hillsborough County, Florida.

or DAT FRANK  
Clerk of Circuit Court

BY Lucy Mitchell  
Deputy Clerk

TIME 2:16 P.M.

CLERK FILE NUMBER 2017133068

**PLAT APPROVAL:**

This plot has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter Conformity. The geometric data has not been verified.

Reviewed By: David Joseph Sullivan  
Florida Professional Surveyor and Mapper, License # 56450  
Hillsborough County, Geomatics Section, Public Works Department

**GeoPoint**  
Surveying, Inc.

1403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-0888  
Fax: (813) 248-2266  
Libraries Business Number: 1-877-839-8483  
[www.geopointsurvey.com](http://www.geopointsurvey.com)

**SHEET 1 OF 5 SHEETS**

**NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**BOARD OF COUNTY COMMISSIONERS**


This plot has been approved for recordation.

4/5/2017

Date / /

## SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part 1, Florida Statutes; and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 17th day of January, 2017, as shown hereon; and that permanent control points (PCPs) and land corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By:  **Florida** **Daniel Coliner**, (License No. **LS6915**)  
**Florida Professional Surveyor and Mapper**  
**GeoPoint Surveying, Inc.**  
**1403 E. 5th Avenue**  
**Tampa, Florida 33605**  
**Licensed Business Number LB 7768**

Licensed Business Number LB 7768



# OAK CREEK PARCEL 7

LYING IN SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 59°03'16" E	50.01'
L2	S 61°27'03" E	50.32'
L3	S 67°09'48" E	51.29'
L4	S 75°55'35" E	53.56'
L5	S 55°58'50" E	10.00'
L10	N 55°08'50" W	10.00'
L11	N 18°24'15" E	40.17'
L12	S 67°50'45" E	18.23'
L13	S 46°16'25" E	28.79'
L14	N 71°27'38" E	33.42'
L15	S 28°17'24" W	15.89'
L16	S 72°07'19" W	20.16'
L32	N 47°34'00" W	41.39'
L33	N 53°52'18" W	35.13'
L34	N 38°03'30" W	21.08'

LINE DATA TABLE

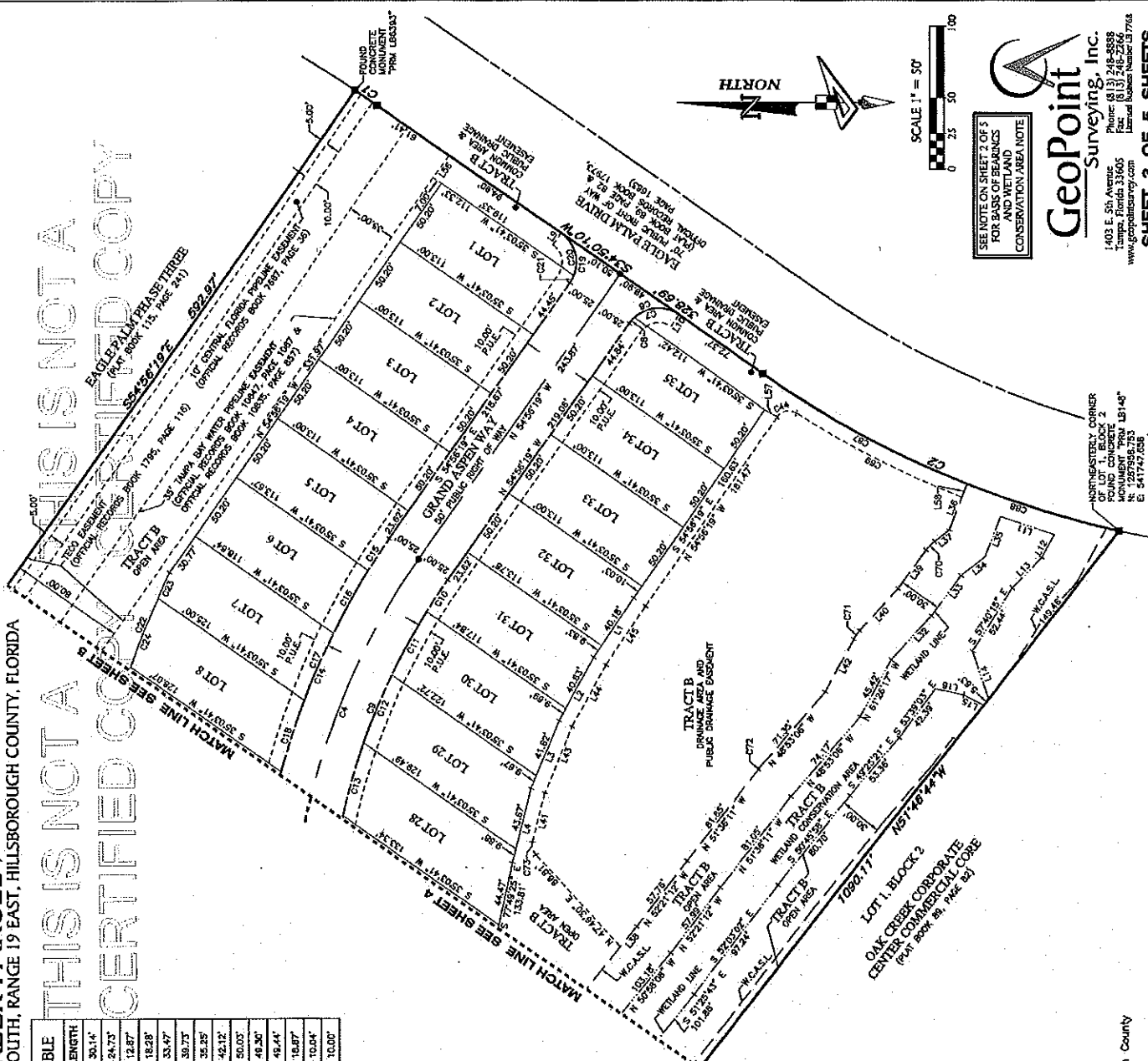
NO.	BEARING	LENGTH
L35	N 68°41'42" W	30.14'
L36	N 68°41'42" W	24.73'
L37	N 38°05'30" W	13.87'
L38	N 59°58'08" W	18.28'
L39	N 53°52'18" W	33.47'
L40	N 47°54'00" W	39.73'
L41	N 75°55'35" W	32.25'
L42	N 81°28'17" W	42.12'
L43	N 67°49'45" W	50.03'
L44	N 61°27'03" W	49.30'
L45	N 59°03'16" W	48.44'
L46	N 54°58'18" W	18.87'
L57	N 25°43'19" E	10.04'
L58	N 68°41'42" W	10.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	985.00'	301°06'14"	18.50'	18.50'	S 34°17'02" W
C2	710.00'	022°19'03"	275.75'	274.00'	S 22°42'38" W
C4	500.00'	025°55'41"	226.26'	224.34'	N 67°54'10" W
C5	28.00'	089°48'28"	39.17'	34.29'	N 10°03'06" W
C7	25.00'	077°23'50"	33.77'	31.28'	N 02°51'35" W
C8	25.00'	017°22'59"	5.40'	5.39'	N 49°44'30" W
C9	475.00'	025°55'41"	214.65'	213.12'	N 67°54'10" W
C10	475.00'	033°12'28"	26.59'	26.59'	N 56°32'33" W
C11	475.00'	089°05'40"	50.52'	50.50'	N 61°11'35" W
C12	475.00'	088°12'11"	51.42'	51.40'	N 67°20'31" W
C13	475.00'	088°23'48"	53.03'	53.00'	N 72°38'39" W
C14	525.00'	025°55'41"	237.58'	235.49'	S 67°54'10" E
C15	525.00'	022°54'06"	28.59'	28.58'	N 56°22'32" W
C16	525.00'	033°20'27"	50.46'	50.45'	N 67°33'38" W
C17	525.00'	035°35'14"	51.20'	51.18'	N 68°02'29" W
C18	525.00'	035°43'37"	52.48'	52.45'	N 71°47'54" W
C19	25.00'	090°13'31"	39.37'	39.42'	N 79°56'55" E
C20	25.00'	078°55'05"	33.56'	31.10'	S 81°35'32" E
C21	25.00'	013°18'28"	5.81'	5.79'	S 81°35'32" E
C22	847.00'	011°50'40"	132.75'	133.51'	N 70°23'43" W
C23	847.00'	021°45'00"	19.78'	19.78'	N 69°22'34" W
C24	847.00'	004°34'30"	51.66'	51.65'	N 68°32'39" W
C44	10.00'	089°55'32"	15.18'	13.76'	N 11°27'03" W
C46	720.00'	010°23'16"	130.54'	130.38'	S 28°50'34" W
C70	30.00'	015°48'48"	8.26'	8.24'	N 45°58'34" W
C71	30.00'	013°50'17"	7.26'	7.25'	N 54°30'59" W
C72	10.00'	022°43'05"	0.47'	0.47'	N 59°14'36" W
C73	10.00'	056°16'57"	9.82'	9.43'	S 75°54'59" W
C87	710.00'	013°10'56"	153.35'	153.35'	S 28°14'42" W
C88	710.00'	059°04'07"	112.38'	112.38'	S 17°07'10" W

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument L87768, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L87768, unless otherwise noted.
- Indicates (P.C.S.) Permanent Control Point L87768
- (NR) --- Indicates Non-Radial Line
- E.P.C.N.C. --- Environmental Protection Commission of Hillsborough County
- U.S.C.S.L. --- United States Coastal Survey
- P.U.E. --- Public Utility Easement



SEE NOTE ON SHEET 2 OF 5 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTE

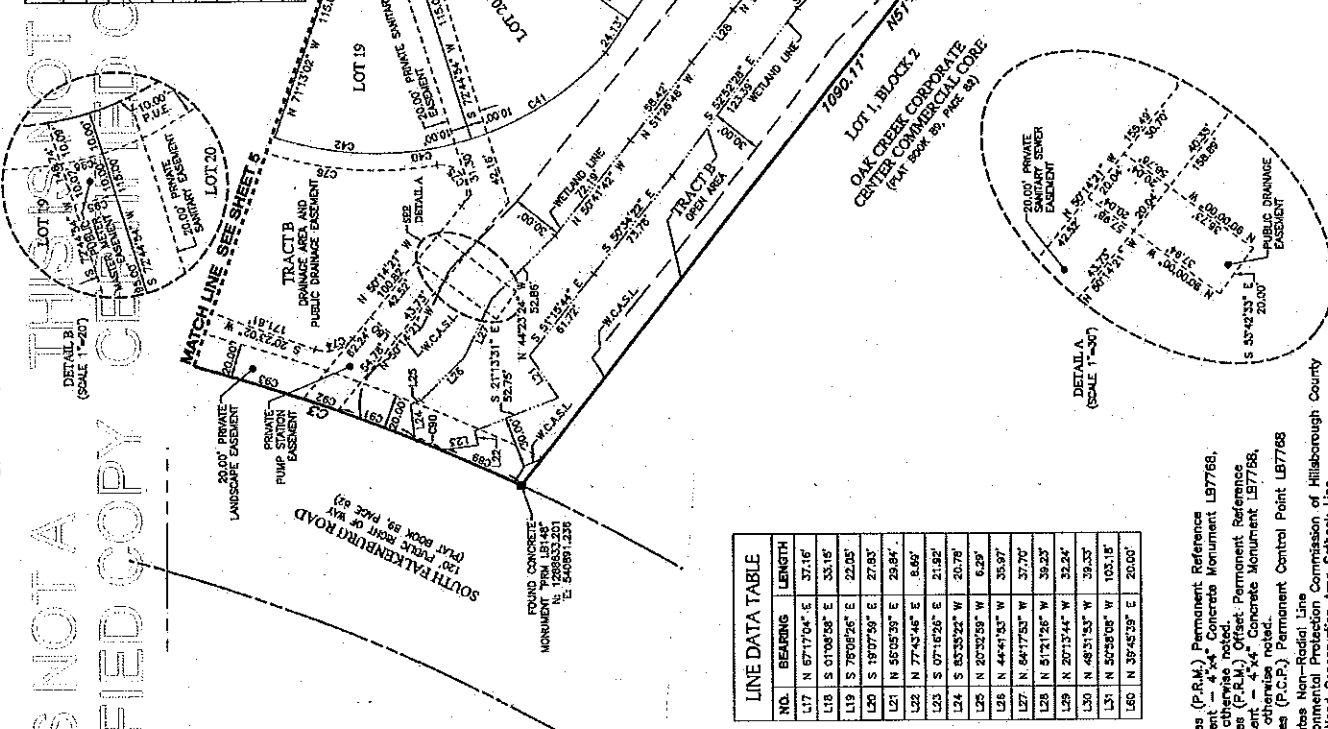
**GeoPoint**  
Surveying, Inc.

1403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-5885  
Fax: (813) 248-2366  
www.geopointsurvey.com  
Limaed Business Number: 17768

**SHEET 3 OF 5 SHEETS**



CURVE DATA TABLE						
	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
	C31	92500.0	00F48.96E	27.94	27.23	N 67°43'48" E
	C32	167350	03°08'58" E	38.37	17.58	N 50°14'45" W
	C33	167350	00°00'00" E	25.25	23.33	N 48°43'49" W
	C34	167350	01°52'30" S	20.85	24.40	N 49°01'17" W
	C35	167350	24°07'31" S	54.65	24.40	N 71°32'15" W
	C36	70.00	24°07'31" S	301.79	116.73	N 48°10'56" E
	C37	70.00	02°03'30" S	28.88	26.79	S 64°17'49" E
	C38	70.00	03°00'49" S	44.00	43.28	S 35°12'50" E
	C39	70.00	35°02'04" S	41.02	43.30	S 00°45'56" E
	C40	185.00	18°47'30" S	528.88	366.30	S 35°05'27" W
	C41	185.00	02°33'12" E	95.42	94.37	S 32°01'42" E
	C42	35.00	03°02'04" S	11.33	11.44	S 00°45'56" E
	C74	20.00	07°07'37" E	24.65	23.12	S 14°53'38" E
	C75	15.00	13°57'07" E	36.84	28.19	N 59°47'03" E
	C76	15.00	03°02'04" S	10.07	10.86	S 00°45'56" W
	C88	1260.00	00°22'21" S	51.81	51.80	N 23°55'32" E
	C90	1260.00	00°45'11" E	16.58	16.56	N 22°22'15" E
	C91	1260.00	00°12'12" E	48.45	48.45	N 20°53'34" E
	C92	1260.00	00°39'14" E	21.35	21.35	N 19°19'12" E
	C93	1260.00	01°36'35" E	475.94	473.12	N 07°56'57" E
	C95	30.00	08°22'45" E	10.03	10.02	N 14°03'43" W
	C96	30.00	00°10'51" N	10.03	10.02	N 13°39'40" W



LINE DATA TABLE			
	NO.	BEARING	LENGTH
	L117	N 67°17'04"E	374.16'
	L118	S 17°08'58"E	533.16'
	L119	S 78°05'26"E	221.65'
	L120	N 19°07'39"E	27.93'
	L121	N 56°05'30"E	28.94'
	L122	N 77°43'48"E	8.64'
	L123	S 07°16'20"E	21.92'
	L124	S 83°35'22"E	20.78'
	L125	N 20°32'08"W	6.29'
	L126	N 44°46'03"W	35.97'
	L127	N 64°17'53"E	37.70'
	L128	N 51°21'26"W	39.24'
	L129	N 20°13'44"W	52.24'
	L130	N 48°51'53"W	39.33'
	L131	S 50°28'08"E	103.18'
	L132	N 30°49'20"E	20.90'
	L133	N 36°49'35"E	20.90'

**LEGEND:**

◆	indicates (P.S.U.) Permanent Reference Monument - 4"x4" Concrete Monument L97768;
◆	unites official monument reference
◆	(B.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L97768;
◆	unless otherwise noted.
◆	indicates (C.P.R.) Permanent Control Point L97768
◆	indicates Non-Radial Line
P.C.H.C.	Environmental Protection Commission of Hillsborough County
C.A.S.I.	Wetland Conservation Area Setback Line
U.F.	Public Utility Easement

SEE NOTE ON SHEET 2 OF 3  
FOR BASIS OF BEARINGS  
AND WETLAND  
CONSERVATION AREA NOTE

NOTE ON SHEET 2 OF 3  
BASIS OF BEARINGS  
AND WETLAND  
OBSERVATION AREA NOTE

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Licensed Business Number LB 7768

# OAK CREEK PARCEL 7

LYING IN SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC CHORD	BEARING
C3	1200.00	02°55'33"	614.12	808.05° E
C4	500.00	02°55'33"	222.56	224.34° E
C5	300.00	04°00'00"	212.99	208.54° E
C6	325.00	02°55'41"	237.88	235.55° E
C7	325.00	01°50'40"	133.75	133.51° E
C8	70.00	24°00'21"	301.75	116.73° E
C9	185.00	16°47'30"	52.88	388.30° E
C10	185.00	00°40'55"	52.87	92.85° E
C11	647.00	00°40'55"	9.46	9.46° E
C12	647.00	00°40'55"	9.46	9.46° E
C13	647.00	00°40'55"	9.46	9.46° E
C14	647.00	00°40'55"	9.46	9.46° E
C15	647.00	00°40'55"	9.46	9.46° E
C16	647.00	00°40'55"	9.46	9.46° E
C17	647.00	00°40'55"	9.46	9.46° E
C18	647.00	00°40'55"	9.46	9.46° E
C19	647.00	00°40'55"	9.46	9.46° E
C20	647.00	00°40'55"	9.46	9.46° E
C21	647.00	00°40'55"	9.46	9.46° E
C22	647.00	00°40'55"	9.46	9.46° E
C23	647.00	00°40'55"	9.46	9.46° E
C24	647.00	00°40'55"	9.46	9.46° E
C25	647.00	00°40'55"	9.46	9.46° E
C26	647.00	00°40'55"	9.46	9.46° E
C27	647.00	00°40'55"	9.46	9.46° E
C28	647.00	00°40'55"	9.46	9.46° E
C29	647.00	00°40'55"	9.46	9.46° E
C30	647.00	00°40'55"	9.46	9.46° E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC CHORD	BEARING
C31	70.00	03°55'20"	44.72	43.97° E
C32	70.00	03°55'20"	44.72	43.97° E
C33	70.00	03°55'20"	44.72	43.97° E
C34	70.00	03°55'20"	44.72	43.97° E
C35	70.00	03°55'20"	44.72	43.97° E
C36	70.00	03°55'20"	44.72	43.97° E
C37	70.00	03°55'20"	44.72	43.97° E
C38	70.00	03°55'20"	44.72	43.97° E
C39	70.00	03°55'20"	44.72	43.97° E
C40	70.00	03°55'20"	44.72	43.97° E
C41	70.00	03°55'20"	44.72	43.97° E
C42	70.00	03°55'20"	44.72	43.97° E
C43	70.00	03°55'20"	44.72	43.97° E
C44	70.00	03°55'20"	44.72	43.97° E
C45	70.00	03°55'20"	44.72	43.97° E
C46	70.00	03°55'20"	44.72	43.97° E
C47	70.00	03°55'20"	44.72	43.97° E
C48	70.00	03°55'20"	44.72	43.97° E
C49	70.00	03°55'20"	44.72	43.97° E
C50	70.00	03°55'20"	44.72	43.97° E
C51	70.00	03°55'20"	44.72	43.97° E
C52	70.00	03°55'20"	44.72	43.97° E
C53	70.00	03°55'20"	44.72	43.97° E
C54	70.00	03°55'20"	44.72	43.97° E
C55	70.00	03°55'20"	44.72	43.97° E
C56	70.00	03°55'20"	44.72	43.97° E
C57	70.00	03°55'20"	44.72	43.97° E
C58	70.00	03°55'20"	44.72	43.97° E
C59	70.00	03°55'20"	44.72	43.97° E
C60	70.00	03°55'20"	44.72	43.97° E
C61	70.00	03°55'20"	44.72	43.97° E
C62	70.00	03°55'20"	44.72	43.97° E
C63	70.00	03°55'20"	44.72	43.97° E
C64	70.00	03°55'20"	44.72	43.97° E
C65	70.00	03°55'20"	44.72	43.97° E
C66	70.00	03°55'20"	44.72	43.97° E
C67	70.00	03°55'20"	44.72	43.97° E
C68	70.00	03°55'20"	44.72	43.97° E
C69	70.00	03°55'20"	44.72	43.97° E
C70	70.00	03°55'20"	44.72	43.97° E
C71	70.00	03°55'20"	44.72	43.97° E
C72	70.00	03°55'20"	44.72	43.97° E
C73	70.00	03°55'20"	44.72	43.97° E
C74	70.00	03°55'20"	44.72	43.97° E
C75	70.00	03°55'20"	44.72	43.97° E
C76	70.00	03°55'20"	44.72	43.97° E
C77	70.00	03°55'20"	44.72	43.97° E
C78	70.00	03°55'20"	44.72	43.97° E
C79	70.00	03°55'20"	44.72	43.97° E
C80	70.00	03°55'20"	44.72	43.97° E
C81	70.00	03°55'20"	44.72	43.97° E
C82	70.00	03°55'20"	44.72	43.97° E
C83	70.00	03°55'20"	44.72	43.97° E
C84	70.00	03°55'20"	44.72	43.97° E
C85	70.00	03°55'20"	44.72	43.97° E
C86	70.00	03°55'20"	44.72	43.97° E
C87	70.00	03°55'20"	44.72	43.97° E
C88	70.00	03°55'20"	44.72	43.97° E
C89	70.00	03°55'20"	44.72	43.97° E
C90	70.00	03°55'20"	44.72	43.97° E
C91	70.00	03°55'20"	44.72	43.97° E
C92	70.00	03°55'20"	44.72	43.97° E
C93	70.00	03°55'20"	44.72	43.97° E
C94	70.00	03°55'20"	44.72	43.97° E
C95	70.00	03°55'20"	44.72	43.97° E
C96	70.00	03°55'20"	44.72	43.97° E
C97	70.00	03°55'20"	44.72	43.97° E
C98	70.00	03°55'20"	44.72	43.97° E
C99	70.00	03°55'20"	44.72	43.97° E
C100	70.00	03°55'20"	44.72	43.97° E



SOUTH FALKENBURG ROAD  
(PLAT BOOK 89, PAGE 82)  
120' PUBLIC RIGHT OF WAY

TRACT B  
DRAINAGE AREA AND  
PUBLIC DRAINAGE EASEMENT

EAGLE PALM PHASE THREE  
(PLAT BOOK 116, PAGE 241)

TRACT B  
DRAINAGE AREA AND  
PUBLIC DRAINAGE EASEMENT

TRACT B  
DRAINAGE AREA AND  
PUBLIC DRAINAGE EASEMENT

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

POINT OF BEGINNING  
N 85°35'35" W  
713.77'  
E 54°17'08" W  
127.00'

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 75°43'30" W	34.40'
L2	N 16°30'46" W	36.32'
L3	N 40°55'44" W	47.77'
L4	N 54°55'19" W	68.80'
L5	S 09°00'34" E	44.38'
L6	S 32°15'30" E	17.58'
L7	S 64°38'34" W	25.10'
L8	S 55°35'40" E	1.03'
L9	S 03°57'00" E	70.57'
L10	S 45°02'21" E	49.54'
L11	S 64°48'01" E	41.74'
L12	S 83°25'32" E	61.56'
L13	N 83°01'33" E	18.94'
L14	N 41°03'18" W	41.76'
L15	S 76°47'57" E	35.41'

- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - Concrete Monument L37768.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L37768, unless otherwise noted.
  - Indicates (P.C.P.) Permanent Control Point L37768.
  - (NR) Indicates Non-Radial Line
  - E.P.C.H.C. Environmental Protection Commission of Hillsborough County
  - W.C.A.S.L. Wetland Conservation Area Setback Line
  - P.U.E. Public Utility Easement

SEE NOTE ON SHEET 1 OF 5  
FOR BASIS OF BEARINGS  
AND WETLAND  
CONSERVATION AREA NOTE

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Limited Business Number 187168

# OAK CREEK PARCEL 9

A REPLAT LOTS 2 AND 3, AND A PORTION OF LOT 1 OF PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 22-1 THROUGH 22-7 SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY

DESCRIPTION: Lots 2 and 3, and a portion of Lot 1 of Parkway Business Center at Oak Creek Parcel 5, according to the plat thereof as recorded in Plat Book 85, Pages 22-1 through 22-7 of the Public Records of Hillsborough County, Florida, lying in Section 13, Township 30 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 13, run thence along the North boundary line of said Northwest 1/4 of the Southwest 1/4 of Section 13, S.89°35'10"E, 50.00 feet to the point on the Eastern right-of-way of South 78th Street and the POINT OF BEGINNING; thence along said Eastern right-of-way the following two (2) courses: 1) N.00°11'51"E, a distance of 0.04 feet; 2) N.00°12'02"E, 467.32 feet to the Southwest corner of the lands described in Official Records Book 17086, Page 1345, of the Public Records of Hillsborough County, Florida; thence along the Southern boundary of the West 341.25 feet of the North 196.00 feet of said Lot 1 of PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5, S.89°34'39"E, a distance of 341.25 feet; thence along the Eastern boundary of said Lot 1 of PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5, S.89°34'39"E, a distance of 196.00 feet to the Northeast corner of said Lot 1; thence along said Northern boundary, S.89°34'39"E, a distance of 194.78 feet to the Northeast corner of said Lot 1; thence along the Eastern boundary of said Parkway Business Center at Oak Creek Parcel 5, S.02°14'47"W, a distance of 995.41 feet to the Southeast corner of said Lot 3 of PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5, thence along the Southern boundary of said Lot 3, N.89°34'41"W, a distance of 500.47 feet to a point on said Eastern right-of-way of South 78th Street, said point also being the Southwest corner of said Lot 3; thence along said Eastern right-of-way, N.00°11'51"E, a distance of 331.56 feet to the POINT OF BEGINNING.

Containing 10.302 acres, more or less.

## CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form of Chapter 177 Part 1 of the Florida Statutes and has been filed for record in Plat Book 131, Page 295 of the Public Records of Hillsborough County, Florida.

BY PAI FRANK  
Clerk of Circuit Court

This 27 day of February, 20 18  
CLERK FILE NUMBER 2018 072602

BY NOELLE NIADA  
Deputy Clerk

TIME 1:03 PM

## PLAT APPROVAL:

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter Conformity. The geographic data has not been verified.

Reviewed By: David Joseph Sullivan  
Florida Professional Surveyor and Mapper, License # 6640  
Hillsborough County, Geomatics Section, Public Works Department

## BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Michael J. Puma  
Chairman

## SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land surveyed; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 18th day of December, 2017, as shown hereon; and that permanent control points (PCPs) and lot corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: James D. Smith  
James D. Smith, Surveyor (License No. LS8915)  
GeoPoint Surveying and Mapping  
1403 E. 5th Avenue, Suite 33605  
Tampa, Florida 33605  
Phone: (813) 244-5588  
Fax: (813) 244-5588  
www.geopointsurveying.com

DEDICATION  
This plat, as Owner of the land shown hereon, does hereby dedicate this plat of OAK CREEK PARCEL 9 for record. Further, the Owner does hereby dedicate to public use all streets, roads, rights of way, and easements designated on the plat as "public". The undesignated further makes the following dedications and reservations:

Fee interest in TRACTS A and B (Challenge Areas), as shown hereon, is hereby reserved by Owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Fee interest in TRACT C (Common Area), as shown hereon, is hereby reserved by Owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

The Private Pump Station Easement as shown hereon is hereby reserved by Owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easement is not dedicated to the public and will be privately maintained.

Private Utility Easements are hereby reserved by the Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Said TRACTS A, B, C and all private easements are subject to any and all easements, right of way and tracts dedicated to public use.

Owner hereby grants to all providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive utility easement over, across and under the areas designated hereon as "Private Utility Easements", for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

The maintenance of the Owner reserved tracts and areas and private easements reserved by the Owner will be the responsibility of the Owner, in original and its successors in title.

TAYLOR MORRISON OF FLORIDA, INC., a Florida Corporation - OWNER

Jeffrey Deason  
Vice President  
Witness: Christina Clark

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough  
The foregoing instrument was acknowledged before me this 27 day of December, 2017, by Jeffrey Deason, Vice President of Taylor Morrison of Florida, Inc., who is personally known to me and produced as Identification.

Nura Calhoun  
Notary Public, State of Florida at Large  
Nura Calhoun  
(Printed Name of Notary)  
My Commission Expires: 5/3/2019  
Commission Number: FF 726325

NOTICE  
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR HEIN FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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Fax: (813) 244-5588  
www.geopointsurveying.com  
SHEET 1 OF 5 SHEETS

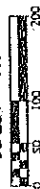
OAK CREEK PARCEL 9

A REPLAT LOTS 2 AND 3, AND A PORTION OF LOT 1 OF PARKWAY BUSINESS CENTER AT OAK CREEK  
PARCEL 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 22-1 THROUGH  
22-2 SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA  
11-32

14 13  
SOUTHWEST CORNER OF SECTION 12, TOWNSHIP  
35 NORTH, RANGE 18 EAST, COUNTY OF GREENE  
RECORD #0031811 FOUND 2' BELOW SURFACE NO ID  
FOUND 4" AT CONCRETE  
FOUNDATION OF LOT 1  
NORTH CORNER OF LOT 1  
EAST BOOK 85, PAGE 22  
WEST BOUNDARY OF THE "NORTHWEST"



SCALE 1" = 100'



FOUND. 4.  
MONUMEN

NOTES:

2. Subversion plots by no means represent a determination on whether countries will or will not be "land" within the boundaries of this plot may or may not be subject to flooding. The Development Section Division has information regarding flooding and is responsible for development.

3. Designing Elements need not contain permanent improvements, including, but not limited to, structures, diversities, impervious surfaces, ponds, trees, pools, or constructed wetlands. Utility services provided by public utilities are not required. Signs, lighting, landscaping, parking areas, and other site amenities may be included at the discretion of the applicant.

4. All plastic utility departments shall provide the city engineering staff, also be responsible for the coordination, installation, maintenance, the operation of cable television services, provided, however, that the city shall not be responsible for the operation of cable television services and shall not be required to provide the same. The city shall not be responsible for the operation of cable television services and shall not be required to provide the same.

All Your Best Interests in Every Way! 1-800-368-1939 New-England (NEN) 11/99

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

2. The second step in the process is the collection of data. This is done by the investigator who is assigned to the case. The investigator must first determine the sources of data and the methods to be used to collect the data. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

3. The third step in the process is the analysis of the data. This is done by the investigator who is assigned to the case. The investigator must first determine the methods to be used to analyze the data. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

4. The fourth step in the process is the interpretation of the results. This is done by the investigator who is assigned to the case. The investigator must first determine the methods to be used to interpret the results. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

5. The fifth step in the process is the reporting of the results. This is done by the investigator who is assigned to the case. The investigator must first determine the methods to be used to report the results. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

**LEGEND:**

LEGEND:

- ★ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument L87788, unless otherwise noted.
- ⊙ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L87788, unless otherwise noted.
- ⊗ indicates (P.A.P.) Permanent Control Point L87788, unless otherwise noted.

Indicates Detail Sheet Number

අනුමත වූ ප්‍රතිපත්ති

**O.R. Official Recording Book**  
(Type) \_\_\_\_\_

Public Utility Easement

**P.D.A.E. — Private Drainage & Access**

(HOA) Homeowner's Association

E.P.C.H.C. Environmental Protection Commission of Hillsborough County

Commissioner of Fish and Game, County of ...

None.

NOTE:  
ALL LINES INTERSECTING A CURVE ARE RADIAL (R)  
UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE



Surveying, Inc.

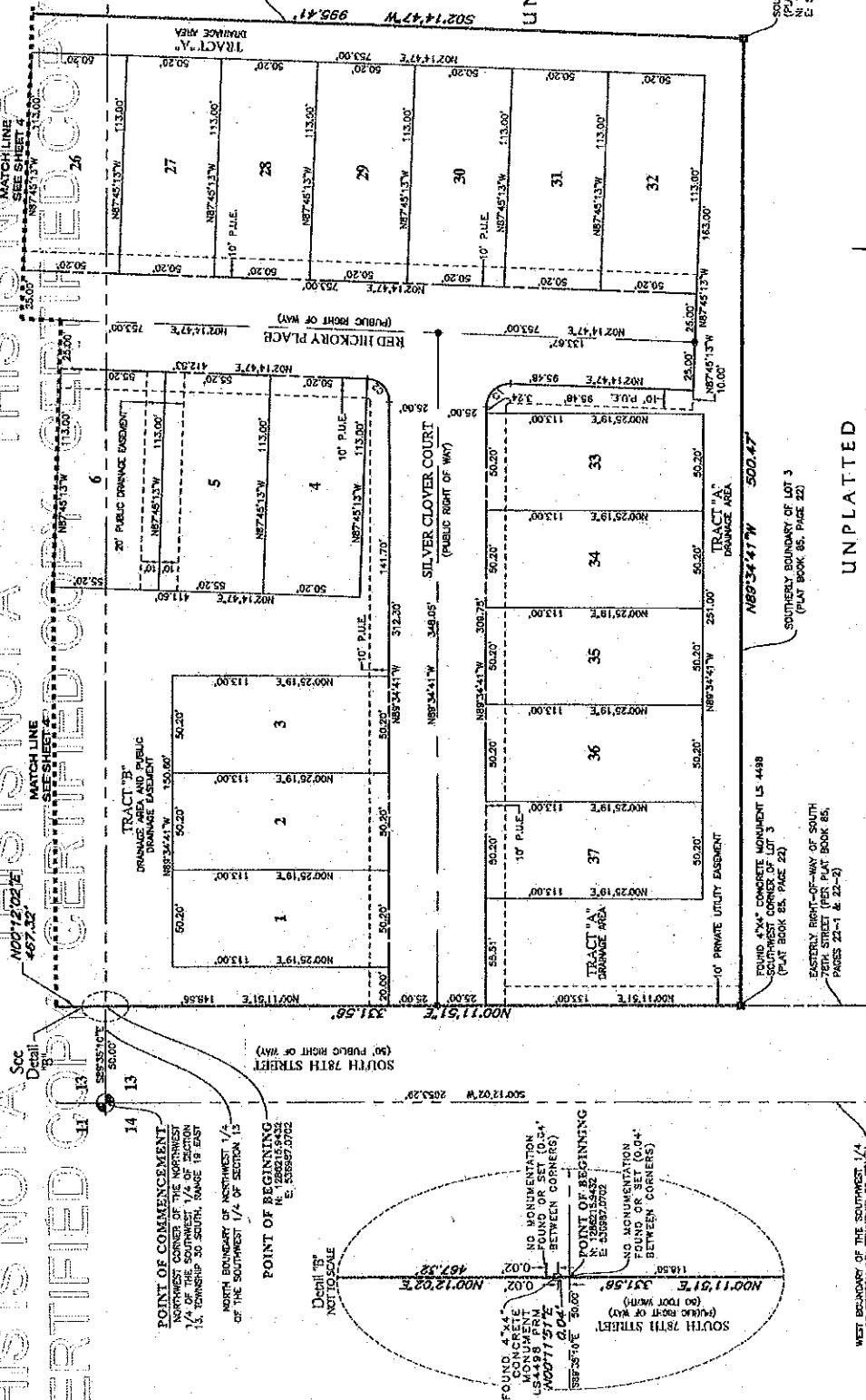
403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-5883  
Fax: (813) 248-2266

getpointsturnkey.com  
 Licensed Business Number LB 7768

SHEETS 2 OF 5 SHEETS

OAK CREEK PARCEL 9

A REPLAT LOTS 2 AND 3, AND A PORTION OF LOT 1 OF PARKWAY BUSINESS CENTER AT OAK CREEK (PARCEL 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 22-1, THROUGH 22-2, SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA)

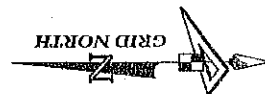


UNPLATTED

UNPLATTED

CURVE DATA TABLE						
	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	C1	12.00'	81°49'28"	19.23'	17.24'	N45°39'57"W
2	C2	12.00'	81°10'32"	18.47'	16.70'	N46°20'03"E

LENDING: \_\_\_\_\_ indicates (P.M.) Permanent Reference Monument - 4 1/4" Concrete Monument L57768, unless otherwise noted.  
 \_\_\_\_\_ indicates (P.M.) Offset Permanent Reference Monument - 1 1/2" Concrete Monument L37768,  
 \_\_\_\_\_ indicates (P.C.P.) Permanent Control Point L37768  
 \_\_\_\_\_ Official Record- 500k  
 \_\_\_\_\_ Typical  
 \_\_\_\_\_ Public Utility Easement  
 \_\_\_\_\_ Private Drivings & Access Easement  
 \_\_\_\_\_ Homeowner's Association  
 \_\_\_\_\_ Homeowner's Association  
 \_\_\_\_\_ E.T.C. Corporation of Hillsborough County

SCALE  $i^* = 40'$ 

  
**Geopoint**  
Surveying, Inc.

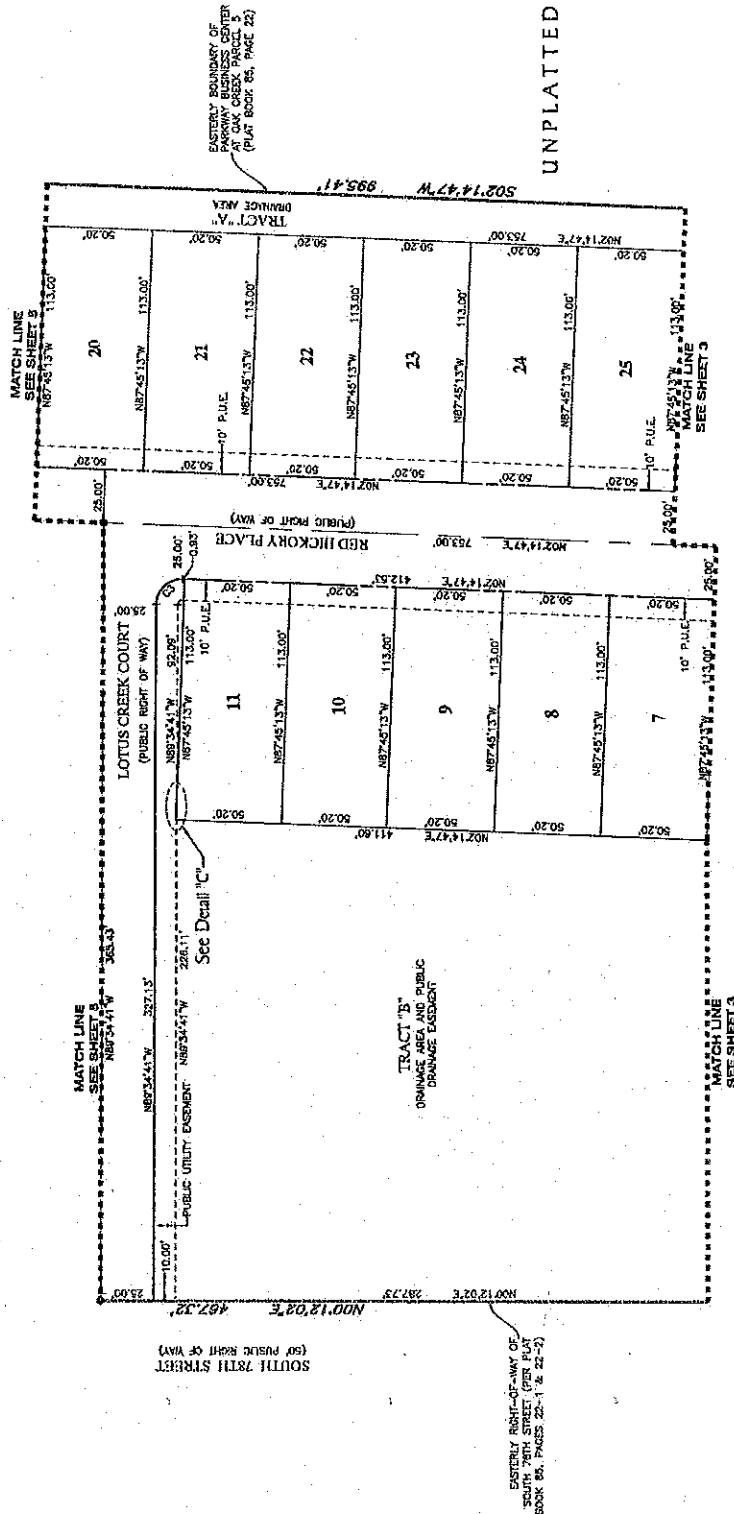
13 E. 5th Avenue  
Ft. Worth, Texas 76105  
Phone: (817) 248-6866  
Fax: (817) 248-2266  
E-mail: [info@geopointsurvey.com](mailto:info@geopointsurvey.com)  
Internet: [www.geopointsurvey.com](http://www.geopointsurvey.com)

**SHEET 3 OF 5 SHEETS**

# OAK CREEK PARCEL 9

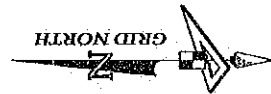
A REPLAT LOTS 2 AND 3, AND A PORTION OF LOT 1 OF PARKWAY BUSINESS CENTER AT OAK CREEK PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 22-1 THROUGH 22-2 SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

THIS IS NOT A CERTIFIED COPY. THIS IS NOT A CERTIFIED COPY. THIS IS NOT A CERTIFIED COPY.



UNPLATTED

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC CHORD	BEARING
C3	12.00'	91°46'28"	19.22'	172°41' N45°30'57"W



- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument L57768.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L57768, unless otherwise noted.
  - Indicates (P.O.P.) Permanent Control Point L57768
  - O.R. Official Records Book
  - (TYP) Typeset
  - P.U.E. Public Utility Easement
  - P.D.A.E. Private Driveway & Access Easement
  - (HQA) Homeowner's Association
  - E.P.C.H.C. Environmental Protection Commission of Hillsborough County

**GeoPoint** Surveying, Inc.  
1403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-5588  
Fax: (813) 248-2566  
www.geopointsurveying.com  
License Number LB 7758

**SHEET 4 OF 5 SHEETS**

# OAK CREEK PARCEL 9

A REPLAT LOTS 2 AND 3, AND A PORTION OF LOT 1 OF PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 22-1 THROUGH 22-2 SECTION 13, TOWNSHIP 30-SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY. THIS IS NOT A CERTIFIED COPY. THIS IS NOT A CERTIFIED COPY.

CONCRETE MONUMENT IS 4" DIA. P.M. (PLAT BOOK 85, PAGE 22)  
CONCRETE MONUMENT IS 4" DIA. P.M. (PLAT BOOK 85, PAGE 22)  
CONCRETE MONUMENT IS 4" DIA. P.M. (PLAT BOOK 85, PAGE 22)

LOT 1

PARKWAY BUSINESS CENTER AT OAK CREEK PARCEL 5  
(PLAT BOOK 85, PAGES 22-1 & 22-2)

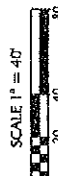
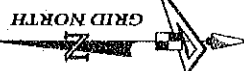
WEST 341.25' OF THE NORTH 198.00' OF LOT 1  
(O.R. 17055 PL. 154)

WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST  
SOUTH 78TH STREET  
EASTERN RIGHT-OF-WAY OF SOUTH 78TH STREET (PER PLAT BOOK 85, PAGES 22-1 & 22-2)

EASTERN BOUNDARY OF THE WEST 341.25' OF THE NORTH 198.00' OF LOT 1

TRACT "A" DRAINAGE AREA  
PUBLIC UTILITY EASEMENT  
PRIVATE PUMP STATION EASEMENT

UNPLATTED



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N87°45'13"W	30.00'
L2	N02°14'47"E	19.00'
L3	S87°45'13"E	20.00'
L4	S02°14'47"W	19.00'
L5	S87°45'13"E	15.00'
L6	S87°45'13"E	25.00'
L7	N02°14'47"E	19.00'
L8	S87°45'13"E	25.00'
L9	S87°45'13"E	25.00'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC CHORD
C1	15.00'	88°10'31"	18.47'
C2	15.00'	88°10'31"	18.47'

- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument L57768, unless otherwise noted.
  - - - Indicates (P.R.M.) Offset Permanent Reference Monument - 4" x 4" Concrete Monument L57768, unless otherwise noted.
  - ⊙ Indicates (P.C.P.) Permanent Control Point L57768
  - O.R. --- Official Records Book
  - (TYP) --- Typical
  - P.U.E. --- Public Utility Easement
  - P.D.A.E. --- Private Drainage & Access Easement
  - (H.O.A.) --- Homeowner's Association
  - E.P.C.H.C. --- Environmental Protection Commission of Hillsborough County

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Licensed Business Number 127748



944 4<sup>th</sup> Street North, Suite 700  
St. Petersburg, FL 33701

Tel/Fax – (727) 314-8220

Web- [www.windwardbuilding.com](http://www.windwardbuilding.com)

## Parkway Center Amenity Selections

### July 8th Selections

Item	Approved Selection	Notes
<b>Clubhouse</b>		
Cabinets (stain color)		See cabinet stain and hardware options enclosed.
Cabinet Hardware		Select hardware
Light Fixtures		See fixtures enclosed for approval
Flooring (spec and color)		See enclosed. Similar Windward projects used Emser Explorer flooring in restrooms 13"x13" (this does not come in smaller sizes) and in all other spaces 6"x35" planks were used. Does the CDD want to do the same or select something else? Would the CDD consider carpet in the office and multi-space areas?
Bathroom Wall Tiles		See enclosed. Similar Windward projects used Emser Explorer 13"x13" tiles on the walls (straight lay) with an accent bar at the top of Emser Gleam Graphite Penny Satin mosaic 12x12 (1) 4" row (W78GLEAGR1212MPN). Emser Explorer 3"x13" (FO7EXPLPA0313SB) was used for the bullnose.
<b>Site Items</b>		
Playground (Layout/Design)		Please selected a layout/Design.
Swimming Pool Finish		



## Kitchen Cabinets - Select a Stain Color



Above are sample colors. Almost any stain color is possible.

## Hardware Options

Can choose knobs on cabinets and pulls on drawers *OR* knobs on cabinets and drawers *OR* pulls on cabinets and drawers.



4391ORB Oil Rubbed Bronze Modern Cabinet Hardware Knob - 1-1/4" Inch Square



Cosmas 4392-128ORB Oil Rubbed Bronze Modern Cabinet Hardware Handle Pull - 5" Inch (128mm) Hole...



Cosmas 5560FB Flat Black Cabinet Hardware Round Knob - 1-1/4" Diameter –



Cosmas 4392FB Flat Black Modern Cabinet Hardware Handle Pull - 3-3/4" Inch (96mm) Hole...



25 Pack - Cosmas 5232CH Polished Chrome Contemporary Square Cabinet Knob



Cosmas 5235CH Polished Chrome Contemporary Cabinet Hardware Handle Pull - 3" Inch



Cosmas 5235SN Satin Nickel Contemporary Cabinet Hardware Handle Pull - 3" Inch (76mm) Hole...



Cosmas 5233SN Satin Nickel Contemporary Square Cabinet Knob

**The above options are matching collections. The below are stand-alone options.**

**Brushed Stainless Knob**



**Bronze Knob**



**Black Knob**



### Brushed Stainless Knob



### Brushed Stainless Square Knob – AME-BP55271PN



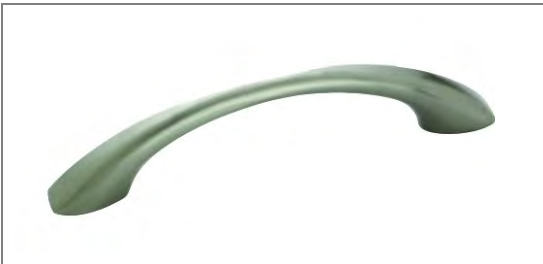
### Bronze Pull



### Brushed Stainless



### Brushed Stainless Pull



## Parkway Light Fixtures

### Review for approval

(2) **Eaton** ENC-E02-LED-120-BL3-GM-BBB – **Type M** - Graphite Metallic

Exterior Wall Mounted Sconce – one above the door of the mechanical room on the west side of the building and one above the door of the leading from the great room to the outdoor patio.



(4) **Solera Type M** Wall Mount Sconce - SBK8X18-40W-LED-UNV-D-WB-EM-WM-10-FG-COLOR MINITEX BLK

Two at the front entry and two at the rear entry of the building. Will have a longer arm to clear the trim on the columns.



(9) Scott Architectural Lighting - S9305-L12-35K-BA-EML – **Type T** - Brushed Aluminum Wall Mounted LED Carriage Lights. These go in the breezeway



## Parkway Flooring and Bathroom Wall Tile Options

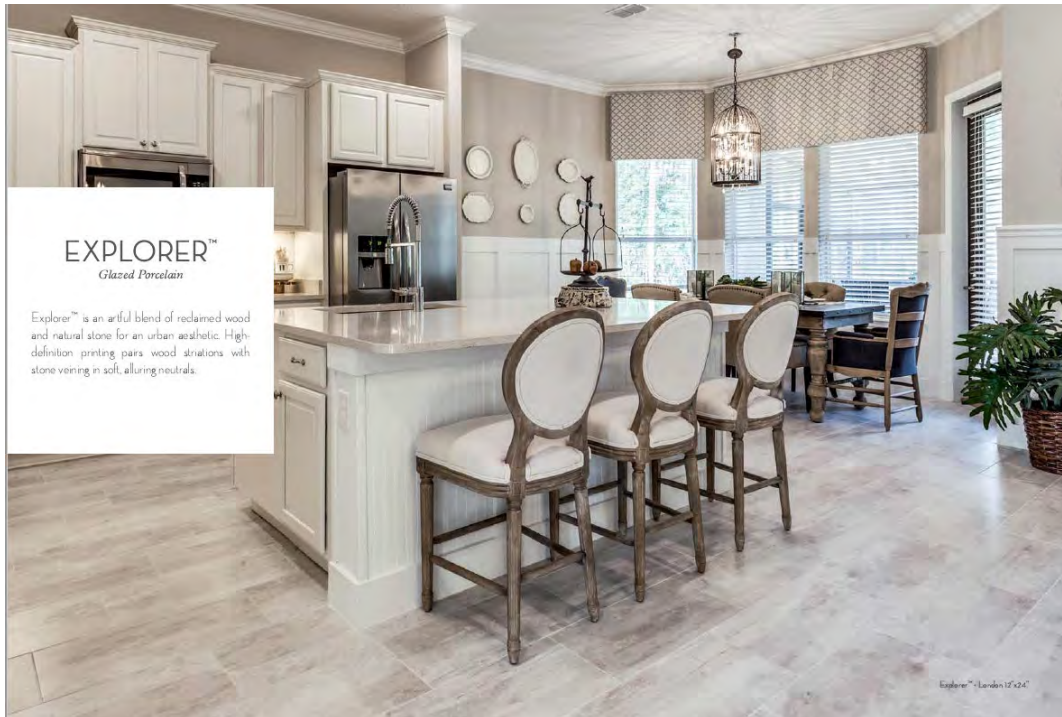
### Amenity Flooring

Similar Windward projects used Emser Explorer flooring in the London color, but other colors are available per the following page.

In restrooms 13"x13" tiles were used (does not come in smaller sizes) and in all other spaces 6"x35" planks were used.

**Would the CDD like to do the same or select something else?**

**Would the CDD consider carpet in the office and multi-space areas?**

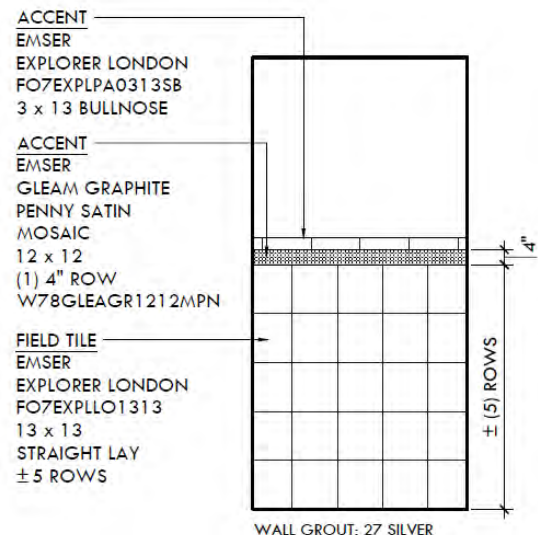


### Bathroom Wall Tiles

Similar Winward projects used Emser Explorer 13"x13" tiles in London color on the walls (straight lay) with an accent bar at the top of Emser Glean Graphite Penny Satin mosaic 12x12 (1) 4" row (W78GLEAGR1212MPN).

Emser Explorer London 3"x13" (FO7EXPLPA0313SB) was used for the bullnose.

Colors available on the following page.





4 Colors | 4 Sizes | 3/8" Thickness



All Colors Available in Sizes 18"x18", 13"x13", 12"x24", 6"x35"

Mosaics



Milan 2"x2" on 13"x13" Mesh

London 2"x2" on 13"x13" Mesh

Barcelona 2"x2" on 13"x13" Mesh Paris 2"x2" on 13"x13" Mesh

Windward Recommends London 13" x 13" (straight lay) tile in the restrooms and 6" x 35" (1/3 brick lay) in all other areas.

Sizes & Trim						Technical Specifications													
Tile thickness could vary based on size. Larger format tiles will have a higher thickness.						Test Method	Abrasion Resistance C1027	Breaking Strength C648	Chemical Resistance C650	Water Absorption C373	DOOF ANS A137.1	Freeze-Thaw Cycling C1026	Scratch Hardness MOHS	Shade Variation Rating					
						Results	IV	≥ 300lbf	Resistant	≤ 50%	≥ 60	Resistant	7	V2					
18"x18" 17.72"x17.72"						13"x13" 12.99"x12.99"						12"x24" 11.8"x23.62"		6"x35" 5.91"x35.43"		13"x13" Mesh 12.60"x12.60"		3"x13" Riser ST-N	
Green! not recommended, 3/16"						Green! Friendly, VOC, Non-toxic, Recycled Content 0.5% and 0.5% Consumer													

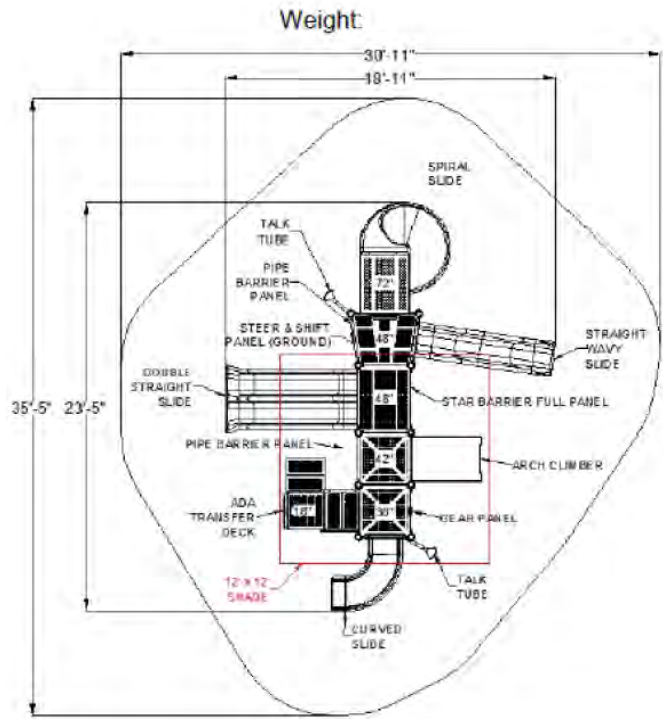
Grout joint recommendation: 3/16"

Green Friendly, VOC-Free | Recycled Content 0.5% & 0.01% Consumer

## Playground Design

**Please select a Design. Color choices to come later after a design is chosen.  
However, if you like the colors as is, please indicate.**

**Option 1   \$49,644.52**

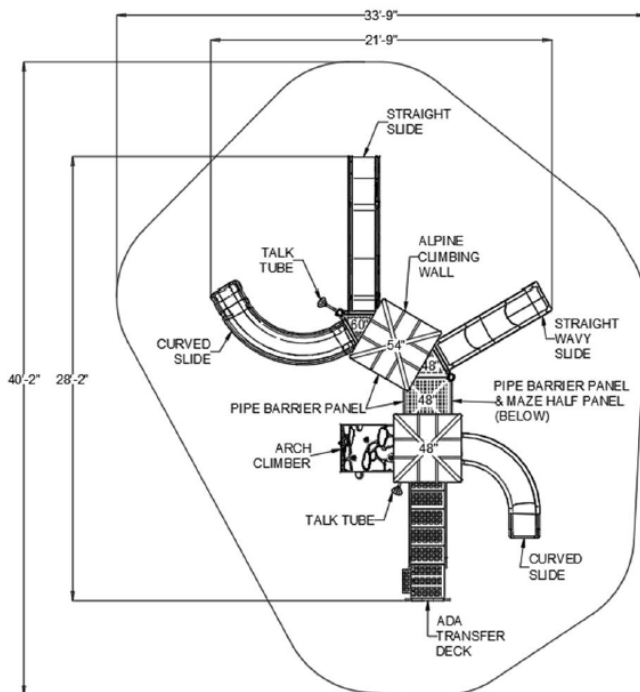


## With a curved balance beam and spinner





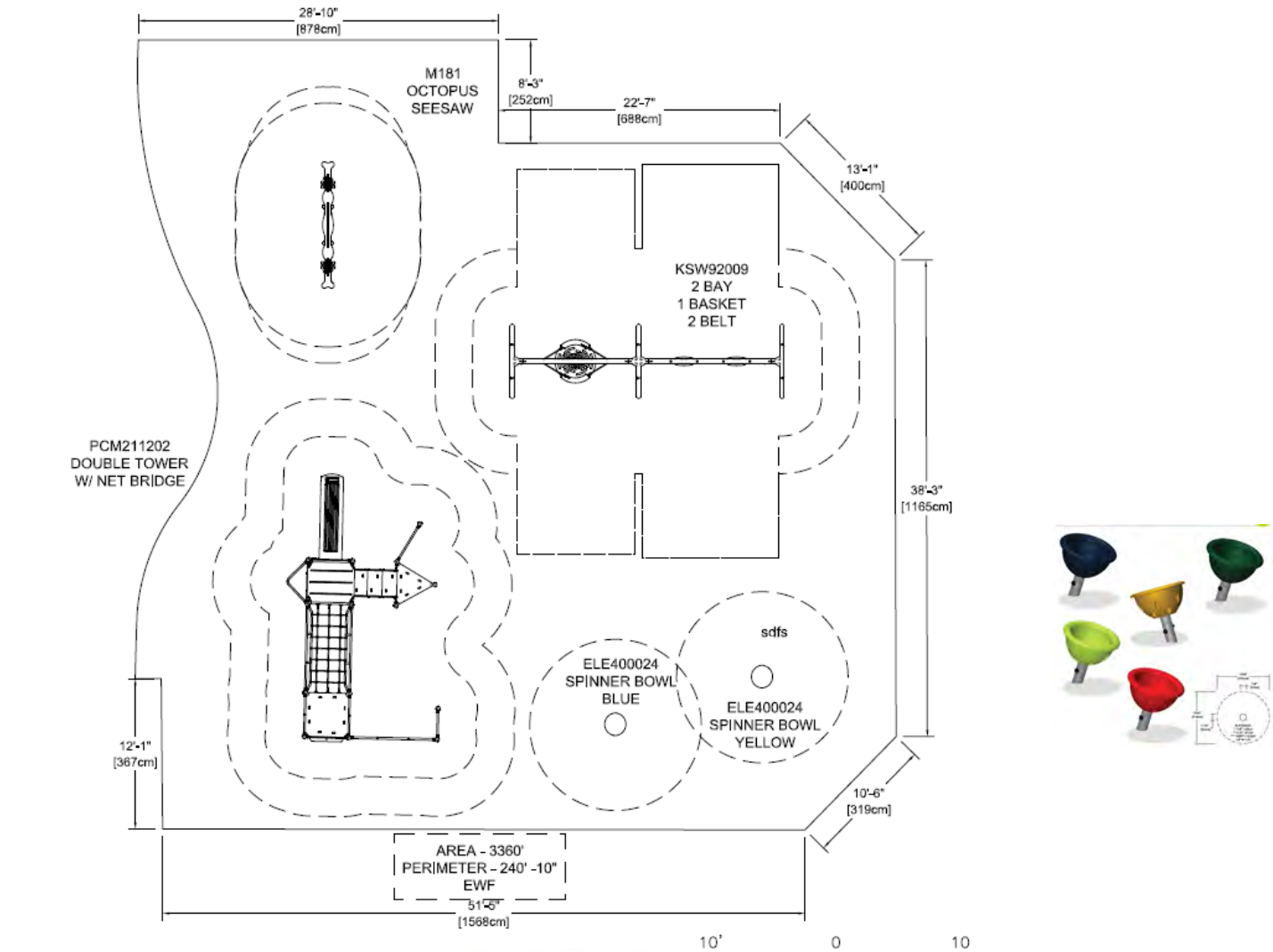
**Option 2 \$44,958.40**



With a curved balance beam and spinner



Option 3 **\$47,625.52**



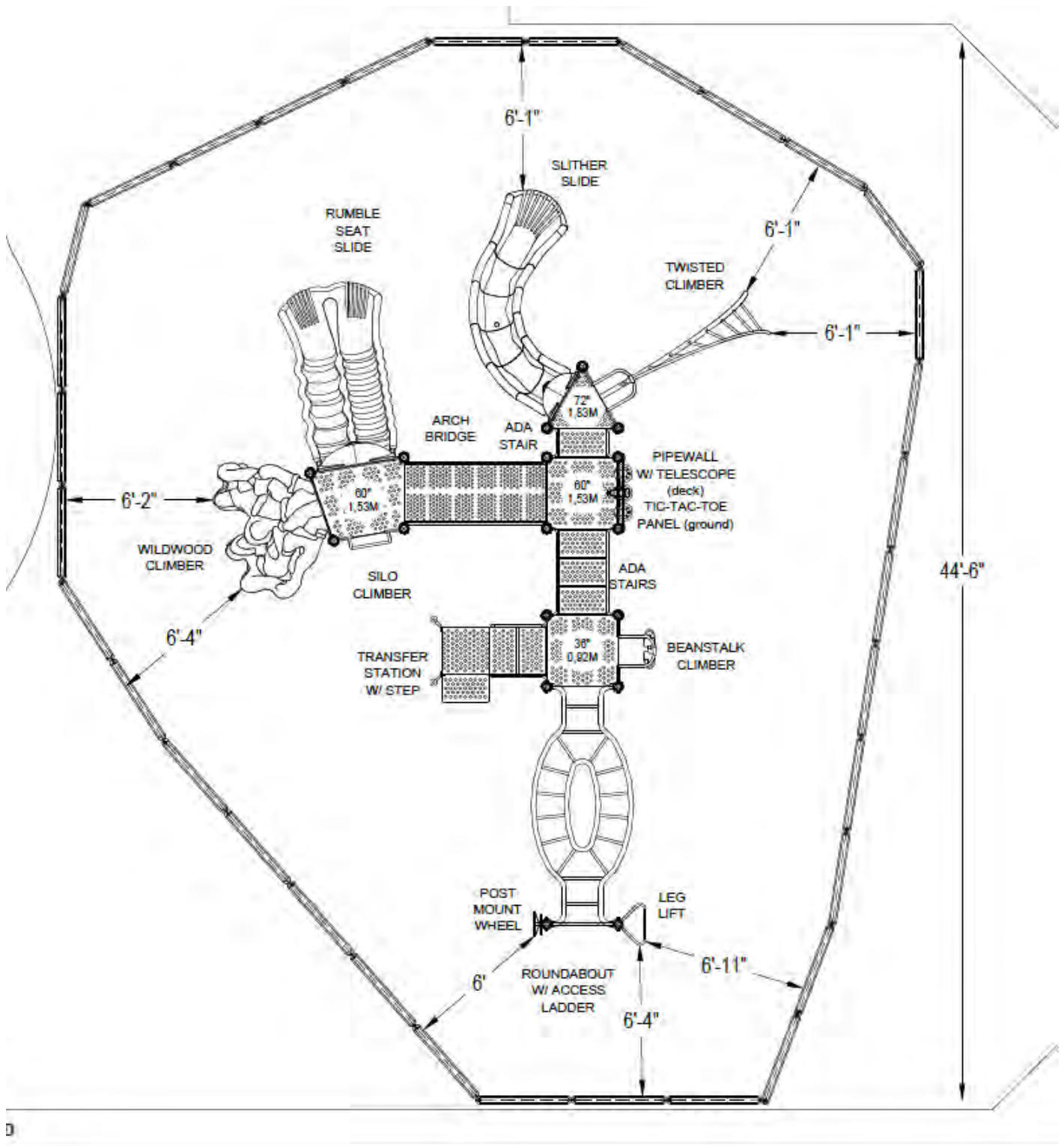


**Option 4 \$40,292.64**





## Option 4 (continued)



D

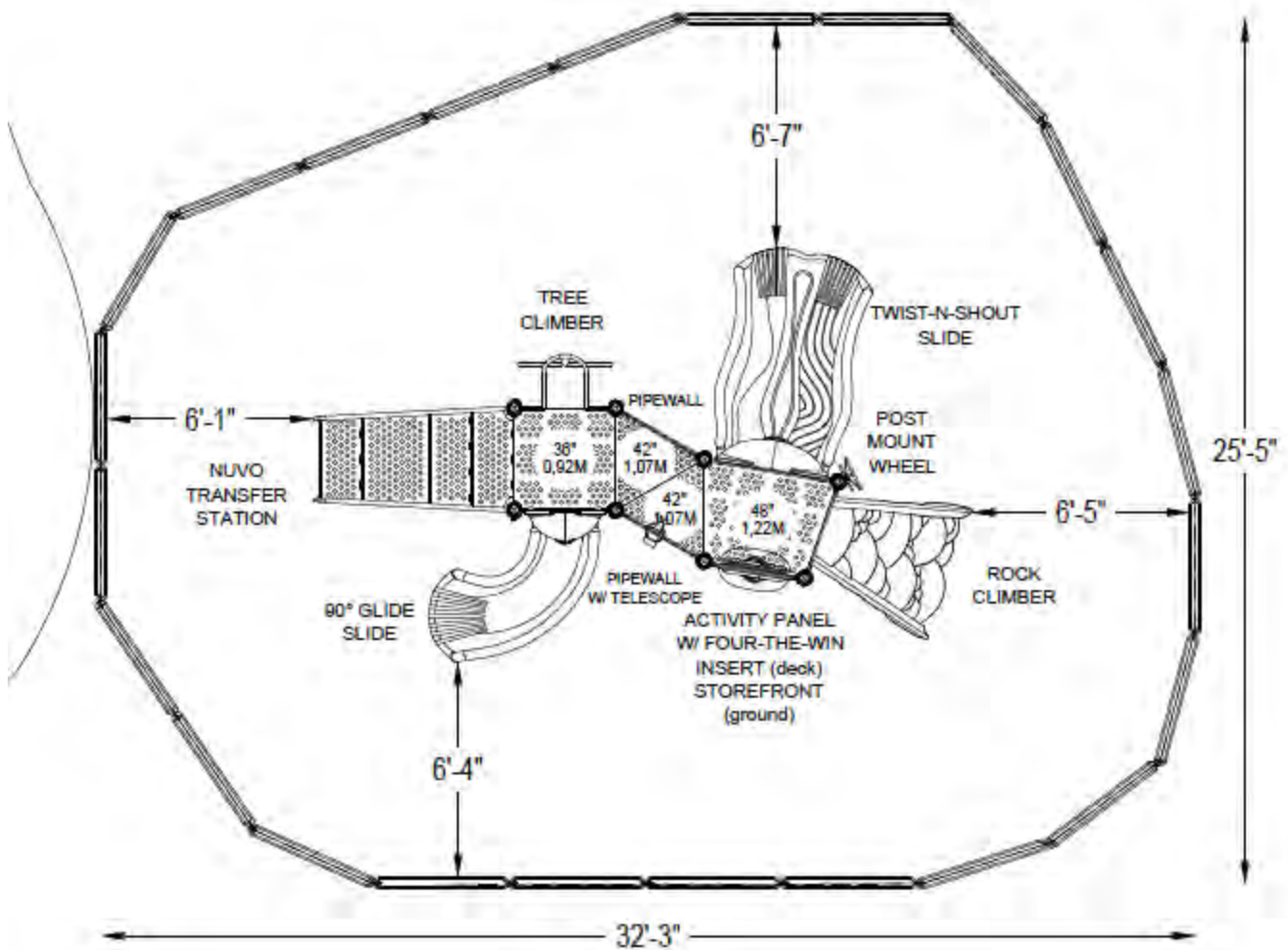


**Option 5 \$47,850**





## Option 5 (continued)



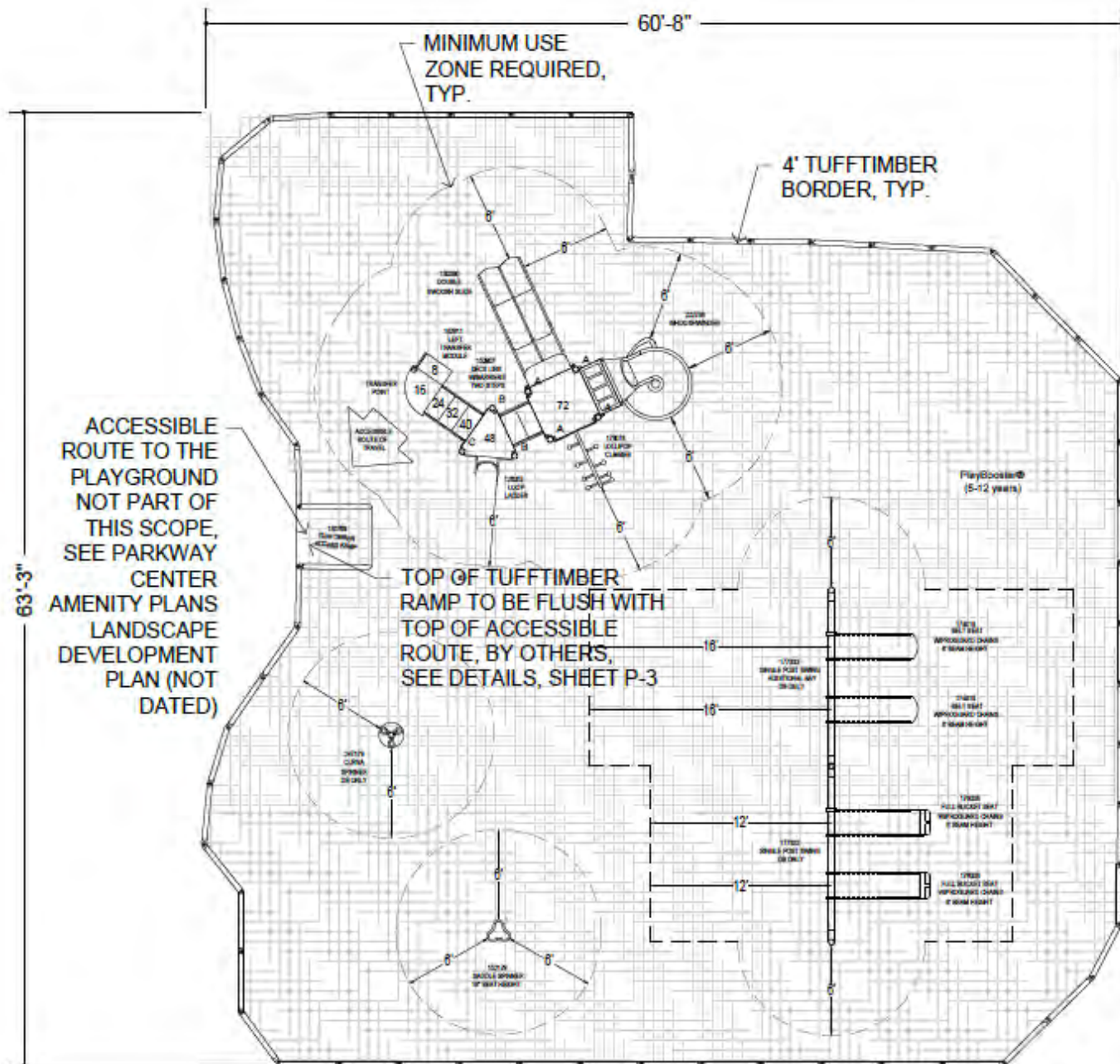


**Option 6 \$49,500**



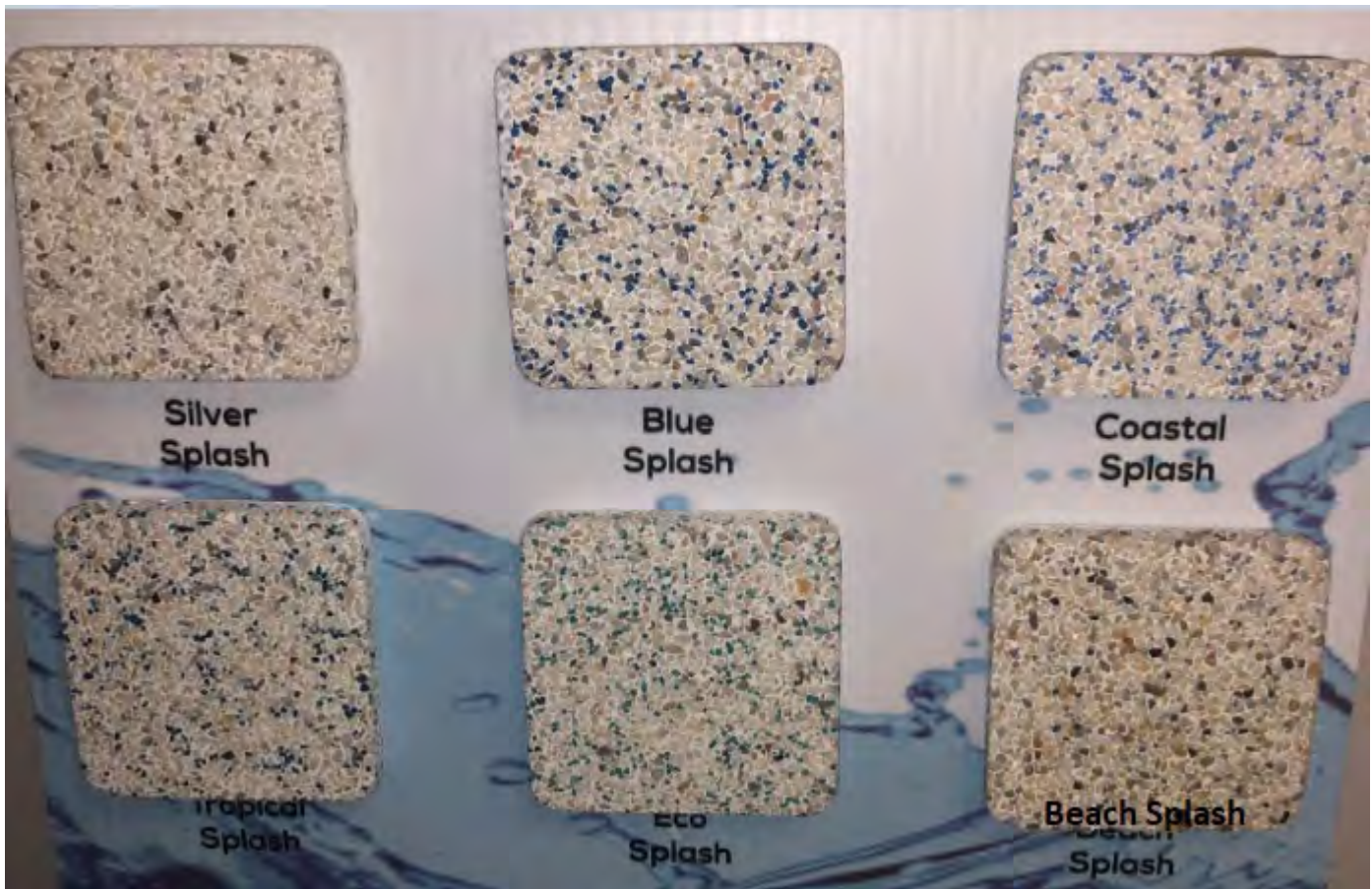


### **Option 6 (continued)**





## Swimming Pool Finish



Silver Splash and Blue Splash are the Most Popular

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

May 27, 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, May 27, 2020 at 6:30 p.m.** via conference call at 1-866-906-9330 with access code 4863181.

### 1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, May 27, 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	<i>joined the conference call at 6:35 p.m.</i>
Suzanne DeCopain	Supervisor	
Koko Miller	Supervisor	

Staff Members Present:

Brian Howell                      District Manager, Meritus

There were some resident audience members present on the conference call.

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

There were no audience questions or comments on agenda items. Mr. Howell asked for residents to email him for any maintenance-related items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

Mr. Howell updated the Board on the Summerwood HOA. They would like to attend the June meeting to ask the CDD to potentially maintain the two ponds that are outside of the District and work out a maintenance agreement with the two entities. Mr. Steady will look into it and email the Board prior to the meeting. Mr. Howell went over that it would be more expensive to bring them into the District and that having a maintenance agreement would be the cheaper route.

#### B. District Engineer

Mr. Howell explained that Ms. Stewart had a site visit and found that there were not any compelling erosion issues that need to be addressed immediately. The water levels were normal. Any repairs or restocking of fish can wait until Taylor Morrison has completed their work. Mr.

Howell also noted that he checked on the oak trees that were planted and asked whether Taylor Morrison would consider going back in with palms as previously discussed. Taylor Morrison still considers it an “ask” but they are receptive to work something out when they close out. Mr. Howell went over that he also checked about doing a hedge row. Taylor Morrison said their review found it that it would be on homeowner property, and the District would need to do an easement. Mr. Howell said the District’s research corroborated that, and he asked how much of a priority it would be to go ahead and move forward or if they would want to wait until Taylor Morrison closes out to negotiate it.

The Board discussed the items and asked some questions about doing the easements and the maintenance of the ponds. Mr. Howell answered. The Board was in agreement for Mr. Howell to work with the HOA on reaching out to the two homeowners affected.

Mr. Howell noted that Ms. Stewart checked out the fence that is right on the property line of the CDD and the HOA. The CDD will keep the side clean that faces The Sanctuary, and the HOA will clean their side of the fence.

## **5. BUSINESS ITEMS**

### **A. Consideration of Resolution 2020-04; Approving Fiscal Year 2021 Proposed Budget**

Mr. Howell went over the proposed budget with the Board. The proposed increase is \$162K. Most of the increase goes into the reserve line item. The goal is to start building up a contingency fund for the aging assets. The increase would be \$6-\$11 a month per property. Mr. Howell went over that the purpose of this meeting is to decide whether or not to have a proposed increase; this amount would be the maximum cap on any increases they decide to do in the August budget meeting. If they do want to discuss an increase in August, they need to send a notice to all owners. He did not recommend doing a smaller yearly increase every year and instead to do the increase all at once in one year. The Board discussed and asked for clarification on the previous increase vs. this one. The previous increase was for the pool. The increase for this year would be for a rainy day fund for reserves. Currently, the District does not have much in the way of reserves. Mr. Howell reiterated that the amount would be the maximum cap the budget could increase at the final budget meeting in August, and the Board and staff could work on the budget and bring the cost down before August.

The Board continued to discuss. Supervisors Fleary, Ward, DeCopain, and Miller thought they should proceed with a maximum cap but try to cut it down by the budget meeting in August. Supervisor Hollis would prefer to leave the amount where it is and revisiting it next year. Supervisor Miller asked about the noticing process and costs, and Mr. Howell reviewed the process. Mr. Howell also noted that the staffing line item has been increased in the budget because of COVID-19 cleaning and monitoring requirements if it continues to be an issue when the amenities open up. Mr. Howell went over that the resolution puts on record that the Board is considering the increase in the budget and the resolution also sets the public hearing for August 26, 2020 at 6:30 p.m. It is anticipated that the hearing will be held at the usual meeting location instead of as a virtual meeting.

MOTION TO: Approve Resolution 2020-04.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor Fleary  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/1 – Supervisor Hollis opposed.

Supervisor Hollis asked for Mr. Howell to give a historical overview on the budget increases in the District and place it on the website. Supervisor Ward asked to do a budget workshop. Mr. Howell suggested doing the workshop in July; he will send the Board some dates for scheduling.

**B. Annual Disclosure of Qualified Electors**

Mr. Howell announced that as of April 15, 2020, Parkway Center CDD had 2,952 qualified electors.

**C. 2020 Elections Process**

Mr. Howell went over the elections process for 2020. Seats 1, 2, and 3 will be up for election in November. The qualifying period is June 8<sup>th</sup> at noon through June 12<sup>th</sup> at noon. The seats up for election will be Supervisor DeCopain's, Supervisor Fleary's, and Supervisor Ward's.

**D. Consideration of Resolution 2020-05; General Elections, November 2020**

The Board reviewed the resolution.

MOTION TO: Approve Resolution 2020-05.  
MADE BY: Supervisor Hollis  
SECONDED BY: Supervisor Miller  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

Supervisor Fleary and Supervisor Ward asked some questions about the process. Mr. Howell answered.

**E. Consideration of Resolution 2020-06; Adopting Default Statutory Alternative Investment Policies**

Mr. Howell went over the resolution with the Board.

MOTION TO: Approve Resolution 2020-06.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor Miller  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**F. Discussion on Taylor Morrison Update**

Mr. Howell noted that this item was covered earlier in the meeting.

**G. Discussion on Construction Update**

Mr. Howell and Supervisor Fleary thanked Supervisor Miller for the drone footage of the construction for the website. Mr. Howell updated the Board on the construction. He stated that they are right on schedule and the foundation was poured this week. They will start digging for the pool in a few weeks. Next month, the Board will start making selections on design details.

**6. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes May 27, 2020**
- B. Consideration of Operations and Maintenance Expenditures March 2020**
- C. Consideration of Operations and Maintenance Expenditures April 2020**
- D. Review of Financial Statements Month Ending April 30, 2020**

The Board reviewed the Consent Agenda items. Mr. Howell noted there was a question sent to him via email that he answered. He asked the Board if they had any further questions on any of the items in the Consent Agenda, but they did not.

MOTION TO: Approve the Consent Agenda items A-D based on the adjustments in the email conversation.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor Miller  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**7. MANAGEMENT REPORTS**

**A. District Manager**

**i. Manager's Report**

**ii. Community Inspection Reports**

The Board reviewed the management reports. Mr. Howell went over that there has been an issue with vandalism at the monuments that has damaged the lighting. He had an electrician come out and take a look at everything. There was about \$8,500 worth of damage to the lights. Mr. Howell asked Ms. Nichols to contact the person who installed the lighting last year, and he will be on site this evening doing a night-time inspection. They will do a report for anything that can be claimed under warranty. For damages due to the vandalism, Mr. Howell will get the updated costs and have that sent out to the Board by Friday.

Mr. Howell also went over that people are fishing in the ponds in the Sanctuary. Board members of the CDD are authorized to call the Sheriff. Clark Watson from the Sanctuary HOA has also volunteered to call and will be added to the trespass agreement if the Board approves. The Board agreed. Supervisor Ward went over the incident on Sunday with a person fishing. She wanted to make sure the trespass agreement is on file. Supervisor Ward noted that all of the ponds are no fishing or recreation, whether the pond is gated or not. Supervisor Fleary asked what else could be done; Mr. Howell said if it is a resident, their amenity privileges could be suspended. Supervisor Miller will contact the Sheriff's office as a liaison.

**8. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

Clark Watson from the Sanctuary HOA commented about the trespassing. He thanked the Board for wanting to address it and adding him to agreement. A resident asked about getting signage in the new subdivision area. Mr. Howell answered that once Taylor Morrison closes out and turns the ponds over, the CDD will add signage. The resident also asked about towing in the new Sanctuary subdivision, but that would be the HOA since it is behind the gate. Brian O'Connor, the president of the Sanctuary HOA, also went over some of the issues with trespassing. A resident in the Sanctuary asked if the CDD would consider partnering with the HOA to put a fence to prevent people from walking around to the pond; she also asked about the erosion on the pond behind her home. Mr. Howell went over that they could work the HOA to do a proposal for the Boards for the fence and that Taylor Morrison has agreed to all repairs for erosion but wants to wait until they are finished so they can do everything all at once. He also noted that the Engineer will be at the meeting in June and can answer questions at that time.

## 10. ADJOURNMENT

MOTION TO:	Adjourn at 8:01 p.m.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Hollis
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
<b>Monthly Contract</b>					
First Choice Aquatic Weed Management, LLC	47335	\$ 1,425.00			Waterway Service - April
LMP	151933	17,917.15			Ground Maintenance - May
Meritus Districts	9753	7,802.94		\$ 7,947.25	Management Services - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 27,145.09</b>			

<b>Variable Contract</b>					
Burr Forman	1163630	\$ 570.00			Professional Services - April
Cardno	291608	1,075.00			Professional Services - thru 04/24/20
Meritus Districts	9811	5,000.00			Series 2018-1, 2018-2 Dissemination Services - FY20
<b>Variable Contract Sub-Total</b>		<b>\$ 6,645.00</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 050620	\$ 618.50			Electric Service - thru 04/30/20
Tampa Electric	211001800369 050620	488.13			Electric Service - thru 04/30/20
Tampa Electric	211001800609 050620	443.71			Electric Service - thru 04/30/20
Tampa Electric	311000070319 050520	7,247.41	<b>\$ 8,797.75</b>	\$ 3,583.33	Electric Service - thru 04/21/20
<b>Utilities Sub-Total</b>		<b>\$ 8,797.75</b>			

<b>Regular Services</b>					
Bryan Schmick	BS050420	\$ 132.00			Patrol Services - 04/30/20
Christopher James Ivey	CJI042720	132.00			Patrol Services - 04/27/20
Grau and Associates	19623	4,500.00			FY19 Audit - 05/11/20
Hillsborough County Sheriff's Office	39255	150.58		\$ 500.00	Mileage & Admin Fees - April
Supervisor: Daniel Fleary	DF052720	200.00			Supervisor Fee - 05/27/20



## Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Jo Ann Ward	JW052720	200.00			Supervisor Fee - 05/27/20
Supervisor: Koko Miller	KM052720	200.00			Supervisor Fee - 05/27/20
Supervisor: Lawrence Hollis	LH052720	200.00			Supervisor Fee - 05/27/20
Supervisor: Suzanne DeCopain	SD052720	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 05/27/20
Tampa Bay Times	82438 051720	404.48			Qualifying Period - 05/17/20
Tampa Bay Times	84072 051720	554.24	<b>\$ 958.72</b>		Teleconference Meeting - 05/17/20
William Scobie	WS050420	132.00			Patrol Services - 04/29/20
<b>Regular Services Sub-Total</b>		<b>\$ 7,005.30</b>			

<b>Additional Services</b>					
Carson's Lawn & Landscaping Services	5954	\$ 385.00			Remove Tree - 05/06/20
Carson's Lawn & Landscaping Services	5963	450.00	<b>\$ 835.00</b>		Remove Palm Tree - 05/20/20
LMP	152772	69.50			Irrigation Inspection Repairs - 05/21/20
LMP	152773	80.20	<b>\$ 149.70</b>		Irrigation Inspection Repairs - 05/22/20
<b>Additional Services Sub-Total</b>		<b>\$ 984.70</b>			

<b>TOTAL:</b>		<b>\$ 50,577.84</b>			
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Approved (with any necessary revisions noted):

Signature

Printed Name

# **Parkway Center Community Development District Summary of Operations and Maintenance Invoices**

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

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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


# Invoice

Date	Invoice #
4/30/2020	47335

**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	5/30/2020

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

Thank you for your business.

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

## Service Report

Customer: Parkway Center

Date: 4-29-20

Technician: Jason Marles

- ☐ 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
1-17		✓	✓				✓	✓	✓		N/A	low-normal	N/A	Good

Comments: Please allow 14 days for best results.

*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



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
5/1/2020	151933

## 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 May 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	5/31/2020	Balance Due	\$17,917.15

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 9753  
Invoice Date: May 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		5/1/20

Quantity	Item	Description	Unit Price	Amount
219.00		District Management Services - May		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 - March		38.50
		Copies: B/W - March	0.15	32.85
				

Subtotal	7,802.94
Sales Tax	
Total Invoice Amount	7,802.94
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,802.94</b>



*results matter*

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

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

19 May 2020  
Invoice # 1163630  
Bill Atty: S Steady  
As of 04/30/20

---

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH APRIL 30, 2020**

Professional Services	<u>\$570.00</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$570.00</b>

*Handwritten in blue ink:*  
5/14/20  
S Steady

**REMITTANCE COPY**

**PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT**

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

19 May 2020  
Invoice # 1163630  
Page 2

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

19 May 2020  
Invoice # 1163630  
Bill Atty: S Steady  
As of 04/30/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
04/06/20	Go back over recent emails with TM; outline issues to reconnect with TM to resolve outstanding issues.	SIS	0.30	300.00	\$90.00
04/13/20	Email from Brian; email with TM regarding status of issues.	SIS	0.30	300.00	\$90.00
04/17/20	Email from TM with an update of the outstanding issues.	SIS	0.20	300.00	\$60.00
04/21/20	Forward TM response to Board; follow-up emails with Brian.	SIS	0.30	300.00	\$90.00
04/23/20	Email with Anna Lyalina regarding Deed to Rec Center; follow-up emails regarding exemption from taxes; call with Anna to discuss eagle's nest lot assessments.	SIS	0.40	300.00	\$120.00
04/28/20	Email to Brian Howell regarding Summerwood.	SIS	0.20	300.00	\$60.00
04/30/20	Call with Brian to discuss status of rec center and Summerwood request.	SIS	0.20	300.00	\$60.00



## BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

19 May 2020  
Invoice # 1163630  
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	Total Services				\$570.00

Total Services and Disbursements	\$570.00
----------------------------------	----------

TOTAL NOW DUE	\$570.00
---------------	----------

### SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	1.90	\$570.00
TOTALS		1.90	\$570.00

While dealing with uncertainty related to the COVID-19 pandemic, in an effort to reduce the amount of mail passing from person to person, we are respectfully asking our clients, whenever possible, to kindly pay via ACH or wire transfer.

## **Burr & Forman LLP Main Account (Fees & Expenses) Incoming Wiring Instructions**

**Burr & Forman LLP Tax I.D. #63-0322727**

Account Name:	Burr & Forman LLP 420 North 20th Street Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Wells Fargo Bank Harbert Plaza, 1901 6th Ave N., Suite 199, Birmingham, Alabama 35203
Domestic Wires ABA No.:	121000248
International Wires SWIFT BIC:	WFBIUS6S
Account No.:	2000686788359

## **Incoming ACH Instructions**

Account Name:	Burr & Forman LLP 420 North 20th Street Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Wells Fargo Bank Harbert Plaza, 1901 6th Ave N., Suite 199, Birmingham, Alabama 35203
Routing Transit Number:	062000080
Account Number:	2000686788359
Preferred Format:	CTX



**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 # : 291608**  
**Invoice Date : 05/06/2020**  
**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 Chris White. Email: Chris.White@cardno.com Phone: 574-249-8504. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

**For Professional Services Rendered through: 4/24/2020**

**Phase: 17 - Monitoring**

Bi-Annual Fee  
-April Event

53900 B 4614

**Amount**  
850.00

**Subtotal**

**850.00**

**Total This Phase**

**\$850.00**

**Phase: 58\*19 - Mitigation Maint**

Monthly Fee  
-April Event

**Amount**  
225.00

**Subtotal**

**225.00**

**Total This Phase**

**\$225.00**

**Total Fee Type CPM:**

**1,075.00**

**Amount Due this Invoice**

**\$1,075.00**

**Outstanding Invoices**

Number	Date	Balance
291608	05/06/2020	1,075.00
<b>Total Now Due</b>		1,075.00

**Aging Balances**

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
1,075.00	0.00	0.00	0.00

<b>Project #:</b>	R19X438000	<b>Lake Management</b>	
<b>Project Name:</b>	Falkenburg Rd Extension	<b>Mitigation Maintenance</b>	✓
<b>Phase:</b>	58*19	<b>Technician:</b>	ME
		<b>Other</b>	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
04/28/20	Mit Site/ Herb Applic
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	X	<b>Additional Services:</b>	
alligator weed	X	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	X	sedges	-		
Brazilian pepper	X	sesbania	-		
caeserweed	X	soda apple	-		
Carolina willow	X	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	X	vetch	-		
dayflower	-	vines	X		
dog fennel	X	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	X	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

<b>Comments:</b>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9811  
Invoice Date: May 6, 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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2018-1,-2		5,000.00

Subtotal	5,000.00
Sales Tax	
Total Invoice Amount	5,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>5,000.00</b>



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020  
Account: 211001800146

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



Current month's charges:	\$618.50
Total amount due:	\$618.50
Payment Due By:	05/27/2020

### Your Account Summary

Previous Amount Due	\$618.50
Payment(s) Received Since Last Statement	-\$618.50
<b>Current Month's Charges</b>	<b>\$618.50</b>
<b>Total Amount Due</b>	<b>\$618.50</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



### BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) 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:	\$618.50
Total amount due:	\$618.50
Payment Due By:	05/27/2020

**Amount Enclosed** \$

635333968090

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

6353339680902110018001460000000618509

**Account:** 211001800146  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 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
Lighting Fuel Charge	612 kWh @ \$0.02989/kWh	\$18.29
Florida Gross Receipt Tax		\$0.92

### Lighting Charges

**\$618.50**

### Total Current Month's Charges

**\$618.50**

00000085-0000886-Page 11 of 20

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

### More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



Statement Date: 05/06/2020

Account: 211001800369

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

Current month's charges:	\$488.13
Total amount due:	\$488.13
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$488.13
Payment(s) Received Since Last Statement	-\$488.13
<b>Current Month's Charges</b>	<b>\$488.13</b>
<b>Total Amount Due</b>	<b>\$488.13</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



## BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) 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: 211001800369

Current month's charges:	\$488.13
Total amount due:	\$488.13
Payment Due By:	05/27/2020

**Amount Enclosed** \$

635333968091

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

6353339680912110018003690000000488131

**Account:** 211001800369  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

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

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

### Lighting Charges

**\$488.13**

### Total Current Month's Charges

**\$488.13**

00000005-0000883-Page 5 of 20

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

### More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.

Statement Date: 05/06/2020

Account: 211001800609

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



Current month's charges:	\$443.71
Total amount due:	\$443.71
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$443.71
Payment(s) Received Since Last Statement	-\$443.71
<b>Current Month's Charges</b>	<b>\$443.71</b>
<b>Total Amount Due</b>	<b>\$443.71</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



## BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) 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: 211001800609

Current month's charges:	\$443.71
Total amount due:	\$443.71
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
635333968092

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

6353339680922110018006090000000443711

**Account:** 211001800609  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

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

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

### Lighting Charges

**\$443.71**

### Total Current Month's Charges

**\$443.71**

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## Important Messages

### Important safety message for Tampa Electric customers

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## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 05/05/20  
Account: 311000070319

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

Current month's charges:	\$7,247.41
Total amount due:	\$7,247.41
Payment Due By:	05/19/20

### Your Account Summary

Previous Amount Due	\$7,187.27
Payment(s) Received Since Last Statement	-\$7,187.27
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,247.41</b>
<b>Total Amount Due</b>	<b>\$7,247.41</b>

**DO NOT PAY.** Your account will be drafted on 05/19/20



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



### More options for you.

Visit **tecaccount.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:	\$7,247.41
Total amount due:	\$7,247.41
Payment Due By:	05/19/20

**Amount Enclosed** \$  
700625001228 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/19/20

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





## 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

### Your payment options are:

- Schedule free one-time or recurring payments at **[tecoaccount.com](http://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](http://peoplesgas.com)** or **[tampaelectric.com](http://tampaelectric.com)**.
- Pay by credit card using KUBRA EZ-PAY at **[tecoaccount.com](http://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](http://peoplesgas.com)** o **[tampaelectric.com](http://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	\$64.99
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$75.46
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$138.04
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$50.17
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3339.87
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$910.82
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$628.97
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$710.48
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$141.46
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$150.26
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$49.62
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$42.32
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$92.49
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$182.80
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$385.55
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$284.11

**Account:** 211001738486  
**Statement Date:** 04/30/20

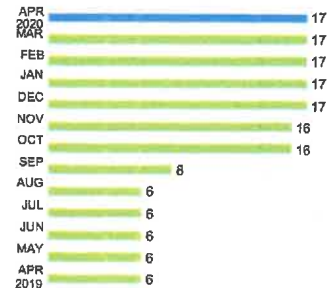
**Details of Charges – Service from 03/03/20 to 03/31/20**

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
1000323060	03/31/20	2,379		1,877		502 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						502 kWh @ \$0.06010/kWh \$30.17		
Fuel Charge						502 kWh @ \$0.03016/kWh \$15.14		
Florida Gross Receipt Tax						\$1.62		
<b>Electric Service Cost</b>						<b>\$64.99</b>		
<b>Current Month's Electric Charges</b>						<b>\$64.99</b>		



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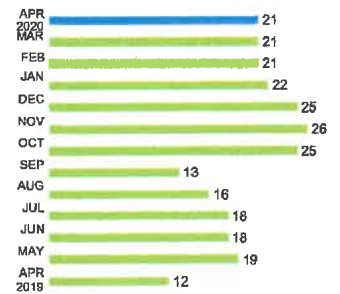
**Account:** 211001738759  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/03/20 to 03/31/20

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
1000326790	03/31/20	2,993		2,378		615 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						615 kWh @ \$0.06010/kWh \$36.96		
Fuel Charge						615 kWh @ \$0.03016/kWh \$18.55		
Florida Gross Receipt Tax						\$1.89		
<b>Electric Service Cost</b>						<b>\$75.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$75.46</b>		



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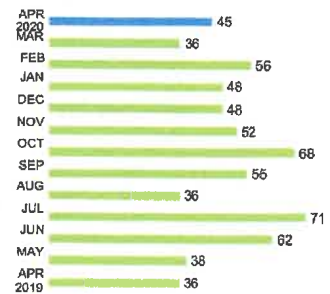
**Account:** 211001739070  
**Statement Date:** 04/30/20

**Details of Charges – Service from 03/03/20 to 03/31/20**

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
1000325661	03/31/20	6,146	4,855		1,291 kWh	1	29 Days
Basic Service Charge					\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge					1,291 kWh @ \$0.06010/kWh		
Fuel Charge					1,291 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax					\$3.45		
<b>Electric Service Cost</b>						<b>\$138.04</b>	
<b>Current Month's Electric Charges</b>						<b>\$138.04</b>	





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739302  
**Statement Date:** 04/30/20

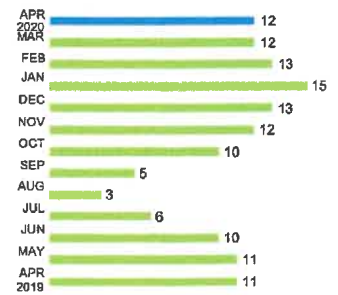


## Details of Charges – Service from 03/03/20 to 03/31/20

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
1000705281	03/31/20	954		612		342 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						342 kWh @ \$0.06010/kWh \$20.55		
Fuel Charge						342 kWh @ \$0.03016/kWh \$10.31		
Florida Gross Receipt Tax						\$1.25		
<b>Electric Service Cost</b>						<b>\$50.17</b>		
<b>Current Month's Electric Charges</b>						<b>\$50.17</b>		



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## ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567  
Statement Date: 04/30/20

### Details of Charges – Service from 03/03/20 to 03/31/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8785 kWh @ \$0.02871/kWh	\$252.22
Fixture & Maintenance Charge	71 Fixtures	\$1113.55
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8785 kWh @ \$0.02989/kWh	\$262.58
Florida Gross Receipt Tax		\$13.20
<b>Lighting Charges</b>		<b>\$3,339.87</b>

**Current Month's Electric Charges**

**\$3,339.87**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739864  
**Statement Date:** 04/30/20

### Details of Charges – Service from 03/03/20 to 03/31/20

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1176 kWh @ \$0.02871/kWh	\$33.76
Fixture & Maintenance Charge	28 Fixtures	\$170.38
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77
<b>Lighting Charges</b>		<b>\$910.82</b>

**Current Month's Electric Charges** **\$910.82**

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Account: **211001800955**  
 Statement Date: 04/30/20

## Details of Charges – Service from 03/21/20 to 04/21/20

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	1177 kWh @ \$0.02871/kWh	\$33.79
Fixture & Maintenance Charge	31 Fixtures	\$196.46
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1177 kWh @ \$0.02989/kWh	\$35.18
Florida Gross Receipt Tax		\$1.77
<b>Lighting Charges</b>		<b>\$628.97</b>
<b>Current Month's Electric Charges</b>		<b>\$628.97</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022604  
**Statement Date:** 04/30/20



### Details of Charges – Service from 03/21/20 to 04/21/20

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02871/kWh	\$33.76
Fixture & Maintenance Charge	35 Fixtures	\$231.35
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77

**Lighting Charges** **\$710.48**

**Current Month's Electric Charges** **\$710.48**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450103  
**Statement Date:** 04/30/20

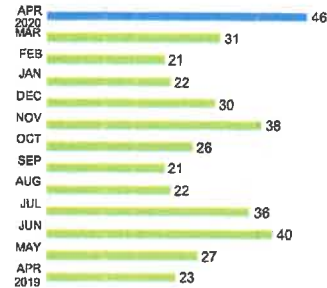
## Details of Charges – Service from 03/05/20 to 04/02/20

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	04/02/20	72,541		71,213		1,328 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						1,328 kWh @ \$0.06010/kWh \$79.81		
Fuel Charge						1,328 kWh @ \$0.03016/kWh \$40.05		
Florida Gross Receipt Tax						\$3.54		
<b>Electric Service Cost</b>						<b>\$141.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$141.46</b>		



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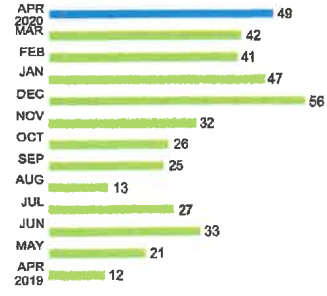
**Account:** 211014450376  
**Statement Date:** 04/30/20

## Details of Charges – Service from 03/05/20 to 04/02/20

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	04/02/20	67,896		66,473		1,423 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						1,423 kWh @ \$0.06010/kWh \$85.52		
Fuel Charge						1,423 kWh @ \$0.03016/kWh \$42.92		
Florida Gross Receipt Tax						\$3.76		
<b>Electric Service Cost</b>						<b>\$150.26</b>		
<b>Current Month's Electric Charges</b>						<b>\$150.26</b>		



**Account:** 211014450640  
**Statement Date:** 04/30/20

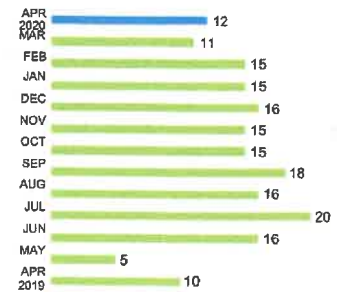
## Details of Charges – Service from 03/05/20 to 04/02/20

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	04/02/20	66,713		66,377		336 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						336 kWh @ \$0.06010/kWh \$20.19		
Fuel Charge						336 kWh @ \$0.03016/kWh \$10.13		
Florida Gross Receipt Tax						\$1.24		
<b>Electric Service Cost</b>						<b>\$49.62</b>		
<b>Current Month's Electric Charges</b>						<b>\$49.62</b>		



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**Account:** 211014450897  
**Statement Date:** 04/30/20



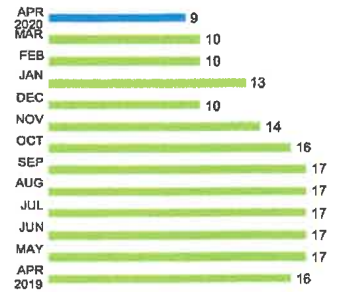
## Details of Charges – Service from 03/05/20 to 04/02/20

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	04/02/20	35,573		35,316		257 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						257 kWh @ \$0.06010/kWh \$15.45		
Fuel Charge						257 kWh @ \$0.03016/kWh \$7.75		
Florida Gross Receipt Tax						\$1.06		
<b>Electric Service Cost</b>						<b>\$42.32</b>		
<b>Current Month's Electric Charges</b>						<b>\$42.32</b>		



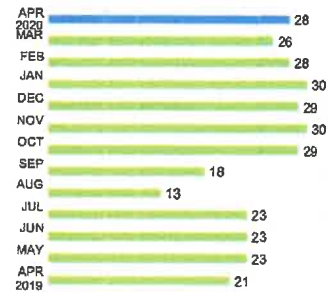
**Account:** 211014451127  
**Statement Date:** 04/30/20

**Details of Charges – Service from 03/03/20 to 03/31/20**

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
1000323057	03/31/20	3,913		3,114		799 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						799 kWh @ \$0.06010/kWh \$48.02		
Fuel Charge						799 kWh @ \$0.03016/kWh \$24.10		
Florida Gross Receipt Tax						\$2.31		
<b>Electric Service Cost</b>						<b>\$92.49</b>		
<b>Current Month's Electric Charges</b>						<b>\$92.49</b>		



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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451317  
**Statement Date:** 04/30/20



### Details of Charges – Service from 03/21/20 to 04/21/20

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	256 kWh @ \$0.02871/kWh	\$7.35
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	256 kWh @ \$0.02989/kWh	\$7.65
Florida Gross Receipt Tax		\$0.38
<b>Lighting Charges</b>		<b>\$182.80</b>
<b>Current Month's Electric Charges</b>		<b>\$182.80</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523  
Statement Date: 04/30/20

### Details of Charges – Service from 03/21/20 to 04/21/20

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	696 kWh @ \$0.02871/kWh	\$19.98
Fixture & Maintenance Charge	19 Fixtures	\$121.99
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	696 kWh @ \$0.02989/kWh	\$20.80
Florida Gross Receipt Tax		\$1.05

**Lighting Charges** **\$385.55**

**Current Month's Electric Charges** **\$385.55**

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713  
Statement Date: 04/30/20



### Details of Charges – Service from 03/21/20 to 04/21/20

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	504 kWh @ \$0.02871/kWh	\$14.47
Fixture & Maintenance Charge	14 Fixtures	\$90.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	504 kWh @ \$0.02989/kWh	\$15.06
Florida Gross Receipt Tax		\$0.76
<b>Lighting Charges</b>		<b>\$284.11</b>

#### Current Month's Electric Charges

**\$284.11**

#### Total Current Month's Charges

**\$7,247.41**

### 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 813-223-0800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.

0000036-0000386-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.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).

## DISTRICT CHECK REQUEST FORM

**Today's Date**            5/4/20

**District Name**           Parkway CDD

**Check Amount**           **\$132**

**Payable:**                **Bryan Schmick   shift worked 4/30/20**

**Mailing Address**

**Check Description**   **Patrol Services**

### Special Instructions

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

**Approved Signature**

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>5/4/20</u>
_____	

## DISTRICT CHECK REQUEST FORM

**Today's Date** 4/27/20

**District Name** Parkway CDD

**Check Amount** \$132

**Payable:** Christopher James Ivey

**Mailing Address** P.O.Box 3401  
Apollo Beach, FL 33572

**Check Description** Patrol Services

### Special Instructions

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

**Approved Signature**



DM \_\_\_\_\_  
Fund \_\_\_\_\_  
G/L \_\_\_\_\_  
Object Cd \_\_\_\_\_  
CK # \_\_\_\_\_ Date 4/27/20

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Parkway Center Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 19623  
Date 05/11/2020

---

### SERVICE

### AMOUNT

Audit FYE 09/30/2019

\$ 4,500.00

Current Amount Due

\$ 4,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,500.00	0.00	0.00	0.00	0.00	4,500.00

Payment due upon receipt.



# Hillsborough County Sheriff's Office

## Invoice/Statement of Account

Off Duty Events (813) 247-8632 Email: OffDutyAccts@hcsa.tampa.fl.us

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

Page: 1 OF 1  
Statement Number: 39255  
Account Number: 248562  
Date: 04/30/2020

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

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
DeVore Joey A	315908	001	03/03/2020	MileageFees 40.30 @0.25/hr	10.08		10.08-		
DeVore Joey A	315908	002	03/03/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Scobie William J, III	315909	001	03/06/2020	MileageFees 8.00 @0.25/hr	2.00		2.00-		
Scobie William J, III	315909	002	03/06/2020	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Schmick Bryan A	317200	001	03/10/2020	MileageFees 27.60 @0.25/hr	6.90		6.90-		
Schmick Bryan A	317200	002	03/10/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Schmick Bryan A	317338	001	03/13/2020	MileageFees 35.90 @0.25/hr	8.98		8.98-		
Schmick Bryan A	317338	002	03/13/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Rasmussen George H, Jr	317729	001	03/19/2020	MileageFees 35.00 @0.25/hr	8.75		8.75-		
Rasmussen George H, Jr	317729	002	03/19/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Ramirez Gonzalez Joel	318016	001	03/25/2020	MileageFees 18.00 @0.25/hr	4.50		4.50-		
Ramirez Gonzalez Joel	318016	002	03/25/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	318017	001	03/27/2020	MileageFees 14.00 @0.25/hr	3.50		3.50-		
Stout Jeffrey L, JR	318017	002	03/27/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Pane Daniel J	318126	001	03/30/2020	MileageFees 31.00 @0.25/hr	7.75		7.75-		
Pane Daniel J	318126	002	03/30/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Robbins Travis A	318491	001	04/09/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Robbins Travis A	318491	002	04/09/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Lee Jared R	318573	001	04/11/2020	MileageFees 23.00 @0.25/hr		5.75			5.75
Lee Jared R	318573	002	04/11/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Robbins Travis A	318744	001	04/15/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Robbins Travis A	318744	002	04/15/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Patellis Matthew J	318745	001	04/17/2020	MileageFees 30.00 @0.25/hr		7.50			7.50
Patellis Matthew J	318745	002	04/17/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Patellis Matthew J	318842	001	04/21/2020	MileageFees 35.00 @0.25/hr		8.75			8.75
Patellis Matthew J	318842	002	04/21/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Ivey Christopher J	318987	001	04/25/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	319056	001	04/29/2020	MileageFees 14.20 @0.25/hr		3.55			3.55
Scobie William J, III	319056	002	04/29/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Schmick Bryan A	319092	001	04/30/2020	MileageFees 28.10 @0.25/hr		7.03			7.03
Schmick Bryan A	319092	002	04/30/2020	AdminFees 4.00 @4.00/hr		16.00			16.00

5720  
88 4400

TOTAL CURRENT BALANCE DUE 150.58

### ACCOUNT SUMMARY

Previous Balance	176.46
New Service	150.58
Payments Received - Thank You	176.46-
Adjustments	
Current Balance Due	150.58

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
150.58						

**PARKWAY CENTER CDD**

MEETING DATE: May 27, 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

B. Del

DF 052720





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/17/20		PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date		Sales Rep	Customer Account
05/17/2020		Deirdre Almeida	117541
Total Amount Due			Ad Number
\$404.48			0000082438

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/17/20	05/17/20	0000082438	Times	Legals CLS	Qualifying Period	1	2x44 L	\$402.48
05/17/20	05/17/20	0000082438	Tampabay.com	Legals CLS	Qualifying Period	1	2x44 L	\$0.00
					AffidavitMaterial			\$2.00

Handwritten notes in blue ink: 5/30, 4801, and a signature.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
05/17/20		PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date		Sales Rep	Customer Account
05/17/2020		Deirdre Almeida	117541
Total Amount Due			Ad Number
\$404.48			0000082438

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARKWAY CENTER COMMUNITY DEV DISTRICT

ATTN: MERITUS DISTRICTS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Period** was published in **Tampa Bay Times: 5/17/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **05/17/2020**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisor of the Parkway Center Community Development District will commence at noon on June 8, 2020 and close at noon on June 12, 2020. Candidates may qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center  
Attn: Candidate Services  
601 E. Kennedy Blvd., 16th Floor  
Tampa, FL 33602  
Telephone: (813) 272-5850

Robert L. Gilder Elections Service Center  
Attn: Candidate Services  
2514 North Falkenburg Road  
Tampa, FL 33619  
Telephone: (813) 744-5900

Website: [www.voteHillsborough.org](http://www.voteHillsborough.org)

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

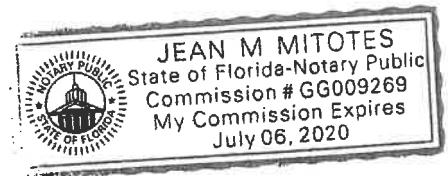
The Parkway Center Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

District Manager,  
Brian Howell

May 17, 2020

0000082438





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/17/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
05/17/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$554.24		0000084072

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/17/20	05/17/20	0000084072	Times	Legals CLS	Teleconference Meeting	1	2x60 L	\$552.24
05/17/20	05/17/20	0000084072	Tampabay.com	Legals CLS	Teleconference Meeting	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00

Ab 51300  
4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
05/17/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
05/17/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$554.24		0000084072

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

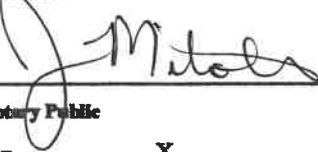
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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough County, Florida** and that the said newspaper has heretofore been continuously published in said **Hillsborough County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hillsborough County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **05/17/2020**



Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**PARKWAY CENTER C  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC MEETING HELD DURING PUBLIC  
HEALTH EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Parkway Center Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, May 27, 2020 at 6:30 p.m. to be conducted by via telephone conference at 1-866-906-9330 access code 4863181# pursuant to Executive Orders 20-52 and 20-69 Issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The meeting is being held for the necessary public purpose of considering Proposed FY 2021 Budget. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Towards the end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330 access code 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [brian.howell@merituscorp.com](mailto:brian.howell@merituscorp.com) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

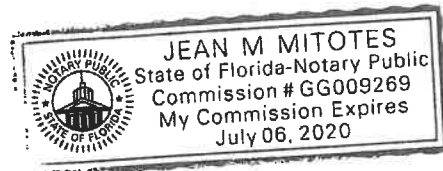
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager,  
Brian Howell

Run Date: May 17, 2020

0000084072



## DISTRICT CHECK REQUEST FORM

**Today's Date**            5/4/20

**District Name**           Parkway CDD

**Check Amount**           **\$132**

**Payable:**                **William Scobie**            04/29/2020 shift worked

**Mailing Address**

**Check Description**    **Patrol Services**

### Special Instructions

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

**Approved Signature**

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>5/4/20</u>
_____	

# INVOICE

**DATE:** May 6, 2020  
**Invoice #** 5954

[illegible]**Payment due upon receipt**

E-mail  
carsonwd@yahoo.com

# INVOICE

**DATE:** May 20, 2020  
**Invoice #** 5963

96





Corporate Office  
PO Box 267

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
5/23/2020	152772

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

<b>Property Information</b>
Faulkenburg Rd & Progress Blvd Riverview, FL

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
irrigation inspection repairs completed on 5-21-2020			
Controller A			
Irrigation parts	1	1.95	1.95
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller C			
Irrigation parts	1	1.10	1.10
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller D			
Irrigation parts	1	26.45	26.45
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
		<b>Total</b>	<b>\$69.50</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	6/22/2020	<b>Balance Due</b>



Landscaping  
Maintenance  
Professionals, Inc.

Property:

partway CDD

Date

5-21-20

Technician

JAMES

Arrive/Depart

1

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

Clock Type/ #	XC - hybrid	Confirm Time/ Date	Y	Time/ Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							Pgm A 1							
Rain Sensor	ok	bad	Y				7PM 2							

Notes:

Zone #	Type	A	B	C	D	Programs	Zone Information
1	10					10	NOZZLE

Supervisor:	Technician:	Hrs	Rate	Amount
		0.25	40.00	10.00

Materials	QTY	Unit	Extended
8 HHS 11	1	1.95	1.95

Total Labor Charges \$	Total Labor Charges \$

Total Materials	Total Labor	Grand Total
\$ 1.95	\$ 10.00	\$

Bill To:	Bill To:

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

**Property:**

Parkway LODD

Date \_\_\_\_\_

### Technician

Arrive/ Depart

15-28

50

1

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* [www.lmppro.com](http://www.lmppro.com)

Clock Type/#	XC hybrid (B)													
Battery Date	Confirm Time/ Date		Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	ok	bad	Y	Battery Replaced	Y	N	6 PM							
Notes:														
							pgm B 1							

**Notes:**

						Programs									
Zone #	Type	A	B	C	D	Technician Use Only (Use Standard Invoice forms for additional charges)									
Zone Information						Pgm D	1	2							
						Labor	Hrs	Rate	Amount						
						Supervisor:									
						Technician:									
						Total Labor Charges \$	QTY	Unit	Extended						
						Materials									
1	S	30													
2	S	10													
3	S	20													
4	M		10												
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
23															
24															
<b>Total Materials</b>						\$									
<b>Total Labor</b>						\$									
<b>Grand Total</b>						\$									
Season Adjust %															
Run Time															

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



Landscape  
Maintenance  
Professionals, Inc.

Property:

Ashtakal CND

Date  
Technician  
Arrive/ Depart

5-21-20  
James

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

Clock Type/ #	Battery Date	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	ok	bad	Y	N	Y	N	Pgm A 1							
Notes:														

Zone #	Type	A	B	C	D	Programs	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	R	20						Pgm A 1							
2	R	20						12 AM 2							
3	R	20						Pgm B 1							
4	R	20						8:30 PM 2							
5	R	20						Pgm C 1							
6	R	20						8 AM 2							
7	R	20						Pgm D 1							
8	S	15													
9	S	15													
10	S	15													
11	S	15													
12	RD	25													
13	S	15													
14	S	15													
15	S	10													
16	S	15													
17	S	10													
18	S	10													
19	S	15													
20	DB														
21	DB														
22															
23															
24															
Season Adjust %															
Run Time															

Technician Use Only (Use standard invoice forms for additional charges)			
Labor	Supervisor:	Technician:	Amount
			0.25 40 10.00
Total Labor Charges \$			
Materials	Supervisor:	Technician:	Extended
DRIP COUPLING			2 0.55 1.10
Total Labor Charges \$			
Total Materials \$ 1.10			
Total Labor \$ 10.00			
Grand Total \$			

Bill To:	
Total Materials	\$ 1.10
Total Labor	\$ 10.00
Grand Total	\$

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



Landscape Maintenance Professionals, Inc.

Property:

Parkway CDD

Date

5-21-20

Technician

JAMES

Arrive/ Depart

1

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

Clock Type/ #

ESP-me (D)

Battery Date

Rain Sensor

ok

Confirm Time/ Date

Battery Replaced

Y

Time/Date Adjust

Y

Start

Pgm A 1

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Notes:

Programs

A B C D

Zone Information

1 RATCH

Supervisor:

Technician:

Total Labor Charges \$

Materials

PGP ROTOR

QTY

1

Unit

24.50

Extended

24.50

Supervisor:

Technician:

STACY NOZZLE

Total Labor Charges \$

Materials

1 NOZZLE

QTY

1

Unit

1.95

Extended

1.95

Total Materials

\$ 2026.45

Total Labor

\$ 20.00

Grand Total

\$

Bill To:

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





Corporate Office  
PO Box 267

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
5/23/2020	152773

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

<b>Property Information</b>
Faulkenburg Rd & Progress Blvd Riverview, FL

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 5-22-2020			
Controller H			
Irrigation parts	1	16.30	16.30
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Controller J			
Irrigation parts	1	3.90	3.90
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
		<b>Total</b>	<b>\$80.20</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		<b>Terms</b>	<b>Due Date</b>
		Net 30	6/22/2020
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$80.20</b>

F 6A  
7A  
M, W, SA

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

Clock Type/ #		Confirm Time/ Date		Time/Date Adjust		Start		Technician Use Only (Use Standard Invoice forms for additional charges)						
Battery Date	Battery Replaced	Y	N	Y	N	Y	N	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	5	15						Pgm A 1						
2	5	15												
3	10							12:12 AM						
4	10							Pgm B 1						
5	5	05						3 AM						
6	5	05						Pgm C 1						
7	5	10						3:45 AM						
8	5	10						Pgm D 1						
9	5	10						12 AM						
10	5	10						E 4:15 AM						
11	5	10												
12	5	10												
13	5	10												
14	5	10												
15	5	10												
16	5	10												
17	5	10												
18	5	10												
19	5	10												
20	5	10												
21	5	10												
22	5	10												
23	5	10												
24	5	10												
Season Adjust %								Run Time						
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information														

Zone Information		Labor		Supervisor:		Technician:		Total Labor Charges \$	
Zone	Programs	Rate	Hrs	Rate	Amount	QTY	Unit	Extended	
1	15					1	13.25	13.25	
2	15					1	1.95	1.95	
3	15					2	1.55	1.10	
4	15								
5	05								
6	05								
7	10								
8	10								
9	30								
10	30								
11	30								
12	30								
13	30								
14	30								
15	30								
16	30								
17	10								
18	05								
19	10								
20	10								
21	10								
22	10								
23	10								
24	10								
Total Materials								\$16.30	
Total Labor								\$40.00	
Grand Total								\$56.30	

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





Landscape Maintenance Professionals, Inc.

Property:

Parthway CDD

Date

5-22-20

Technician

JAMES

Arrive/ Depart

1

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

Clock Type/ #	ACC (5)	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							Pgm A 1							
Rain Sensor	ok	bad	Y				12A 1204 2:00A							
Notes:														
							Pgm B 1							
							8PM 2 10PM							
							Pgm C 1							
							4AM 2							
							Pgm D 1							
							7AM 3AM							

Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Labor	Amount
1	5	10					
2	5	10					
3	10		30				
4	5	10					
5	5	10					
6	10		30				
7	5	10					
8	5	10					
9	5	10					
10	5			5			
11	10		50				
12	5	10					
13	5			5			
14	5				10		
15	10				10		
16					10		
17							
18							
19							
20							
21							
22							
23							
24							
Season Adjust %							
Run Time							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							

Supervisor:

Technician:

Materials

2 Nozzle

Total Labor Charges \$

QTY Unit Extended

1 1.95 1.95

1 1.95 1.95

Total Materials

\$ 390

Total Labor

\$ 20.00

Grand Total

\$ 23.90

Bill To:

IMP

Landscape Maintenance Professionals, Inc.

Property:

Arkway CDD

Date

5-22-20

Technician

James

Arrive/Depart

/

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

Clock Type/ #

ESP- MR

Battery Date

Rain Sensor

ok

Confirm Time/ Date

Battery Replaced

Y

Time/Date Adjust

Y

N

Start

Pgm A 1

Sun

Mon

Tue

Wed

Thu

Fri

Sat

330 AM

2

Pgm B 1

5 AM

2

Pgm C 1

6 AM

2

Pgm D 1

2

Notes:

Zone #

1

Type

R

A

20

B

05

C

D

Programs

Zone Information

Technician Use Only (Use Standard Invoice forms for additional charges)

Supervisor:

Technician:

Labor

Materials

Total Labor Charges \$

QTY

Unit

Extended

Amount

Total Materials

Total Labor

Grand Total

Bill To:

Season Adjust %

Run Time

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

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 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 5/31/2020  
(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
<b>Assets</b>								
Cash- Operating Acct	310,121	0	0	0	0	0	0	310,121
Investment - Revenue 2008 (9000)	0	123,014	0	0	0	0	0	123,014
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	106,631	0	0	0	106,631
Investment - Interest 2018-2 (6001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-2 (6002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-2 (6003)	0	0	0	144,716	0	0	0	144,716
Investment - Construction 2018-2 (6005)	0	0	0	0	2,643,633	0	0	2,643,633
Investment - Revenue 2018-1 (7000)	0	0	218,264	0	0	0	0	218,264
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	3,938	0	0	0	0	0	0	3,938
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	1,545,590	0	1,545,590
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	9,232,415	9,232,415
Other	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>323,058</b>	<b>140,307</b>	<b>409,123</b>	<b>251,347</b>	<b>2,643,633</b>	<b>5,166,718</b>	<b>10,030,000</b>	<b>18,964,187</b>
<b>Liabilities</b>								
Accounts Payable	4,712	0	0	0	0	0	0	4,712
Accounts Payable Other	0	0	0	0	0	0	0	0

# Parkway Center Community Development District

## Combining Balance Sheet

As of 5/31/2020  
(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
Due To Debt Service Fund	0	0	0	0	0	0	0	0
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	1,420,000	1,420,000
Refunding Bonds - 2018-1	0	0	0	0	0	0	4,005,000	4,005,000
Refunding Bonds - 2018-2	0	0	0	0	0	0	4,605,000	4,605,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>4,712</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,030,000</u>	<u>10,034,712</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	5,166,718	0	5,166,718
Other	<u>310,199</u>	<u>(1,361)</u>	<u>(554)</u>	<u>(143)</u>	<u>(201,904)</u>	<u>0</u>	<u>0</u>	<u>106,238</u>
Total Fund Equity & Other Credits	<u>318,347</u>	<u>140,307</u>	<u>409,123</u>	<u>251,347</u>	<u>2,643,633</u>	<u>5,166,718</u>	<u>0</u>	<u>8,929,475</u>
Total Liabilities & Fund Equity	<u>323,058</u>	<u>140,307</u>	<u>409,123</u>	<u>251,347</u>	<u>2,643,633</u>	<u>5,166,718</u>	<u>10,030,000</u>	<u>18,964,187</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	708,252	703,797	(4,455)	(1)%
O&M Assmts - Lot Closings	34,858	0	(34,858)	(100)%
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	743,110	703,817	(39,293)	(5)%
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	7,000	3,000	30 %
Financial & Administrative				
District Manager	28,840	19,227	9,613	33 %
Recording Secretary	4,000	3,695	305	8 %
District Engineer	5,000	4,972	28	1 %
Disclosure Report	6,000	5,000	1,000	17 %
Trustees Fees	12,500	5,977	6,523	52 %
Accounting Services	28,677	19,251	9,426	33 %
Auditing Services	8,000	9,115	(1,115)	(14)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	1,500	373	1,127	75 %
Public Officials Insurance	2,900	2,819	81	3 %
Legal Advertising	1,100	1,969	(869)	(79)%
Bank Fees	186	356	(170)	(91)%
Dues, Licenses & Fees	200	275	(75)	(38)%
Miscellaneous Fees	500	1,737	(1,237)	(247)%
Office Supplies	200	1,214	(1,014)	(507)%
Technology Services	2,000	2,049	(49)	(2)%
Website Administration	2,000	0	2,000	100 %
Interest Payments	0	576	(576)	0 %
Legal Counsel				
District Counsel	10,000	9,810	190	2 %
Electric Utility Services				
Street Lighting	150,000	60,442	89,558	60 %
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	6,626	(4,626)	(231)%
Landscape Maintenance - Contract	240,000	143,337	96,663	40 %
Landscape Maintenance - Other	7,500	1,993	5,508	73 %
Pool Service	15,000	0	15,000	100 %
Field Manager	27,707	18,471	9,236	33 %
Irrigation Maintenance	7,500	2,656	4,844	65 %
Plant Replacement Program	7,500	12,212	(4,712)	(63)%
Mitigation & Monitoring	10,000	2,910	7,090	71 %
Waterway Management Program - Contract	17,500	12,716	4,784	27 %
Waterway Management Program - Other	5,000	7,691	(2,691)	(54)%
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	180	820	82 %
Pavement & Signage Repairs	2,500	600	1,900	76 %
Holiday Lighting	15,000	10,000	5,000	33 %
Parks & Recreation				
Miscellaneous Maintenance	0	517	(517)	0 %
Security Patrol	35,000	8,266	26,734	76 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Special Events	5,000	0	5,000	100 %
Playground/Amenity	10,000	2,103	7,897	79 %
Total Expenditures	<u>743,110</u>	<u>393,618</u>	<u>349,492</u>	<u>47 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>310,199</u>	<u>310,199</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,148	8,148	0 %
Fund Balance, End of Period	<u>0</u>	<u>318,347</u>	<u>318,347</u>	<u>0 %</u>



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2019 Through 5/31/2020

(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	171,782	4,466	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,345</u>	<u>1,345</u>	<u>0 %</u>
Total Revenues	<u>167,316</u>	<u>173,127</u>	<u>5,811</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	72,316	74,488	(2,172)	(3)%
Principal Payments	<u>95,000</u>	<u>100,000</u>	<u>(5,000)</u>	<u>(5)%</u>
Total Expenditures	<u>167,316</u>	<u>174,488</u>	<u>(7,172)</u>	<u>(4)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(1,361)</u>	<u>(1,361)</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>140,307</u></u>	<u><u>140,307</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 5/31/2020

(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	379,819	2,700	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>421</u>	<u>421</u>	<u>0 %</u>
Total Revenues	<u>377,119</u>	<u>380,240</u>	<u>3,121</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	167,119	170,794	(3,675)	(2)%
Principal Payments	<u>210,000</u>	<u>210,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>377,119</u>	<u>380,794</u>	<u>(3,675)</u>	<u>(1)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(554)</u>	<u>(554)</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>409,123</u></u>	<u><u>409,123</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 5/31/2020

(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	287,601	1,006	0 %
Interest Earnings				
Interest Earnings	0	251	251	0 %
Total Revenues	<u>286,595</u>	<u>287,852</u>	<u>1,257</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	206,595	207,995	(1,400)	(1)%
Principal Payments	80,000	80,000	0	0 %
Total Expenditures	<u>286,595</u>	<u>287,995</u>	<u>(1,400)</u>	<u>(0)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(143)</u>	<u>(143)</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>251,347</u></u>	<u><u>251,347</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 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,299	2,299	0 %
Total Revenues	0	2,299	2,299	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	204,203	(204,203)	0 %
Total Expenditures	0	204,203	(204,203)	0 %
Excess of Revenues Over(Under) Expenditures	0	(201,904)	(201,904)	0 %
Fund Balance, Beginning of Period	0	2,845,536	2,845,536	0 %
Fund Balance, End of Period	0	2,643,633	2,643,633	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2019 Through 5/31/2020

(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>5,166,718</u>	<u>5,166,718</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>5,166,718</u>	<u>5,166,718</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,166,718</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: 05/31/20  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	310,440.86
Less Outstanding Checks/Vouchers	320.00
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	310,120.86
Balance Per Books	<u>310,120.86</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: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4931	1/9/2020	System Generated Check/Voucher	120.00	Jeffrey Stout
5043	5/1/2020	System Generated Check/Voucher	200.00	Koko L. Miller
Outstanding Checks/Vouchers			320.00	



**Parkway Center Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5025	4/7/2020	System Generated Check/Voucher	132.00	Jeffrey Stout
5034	4/20/2020	System Generated Check/Voucher	132.00	Jared Lee
5042	5/1/2020	System Generated Check/Voucher	200.00	Daniel Fleary
5044	5/1/2020	System Generated Check/Voucher	950.00	Laurel Oaks Nursery and Tree Farm
5045	5/1/2020	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
5046	5/1/2020	System Generated Check/Voucher	198.00	Matthew Patellis
5047	5/1/2020	System Generated Check/Voucher	7,802.94	Meritus Districts
5048	5/1/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
5049	5/1/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
5050	5/5/2020	System Generated Check/Voucher	132.00	Bryan Schmick
5051	5/5/2020	System Generated Check/Voucher	132.00	Christopher James Ivey
5052	5/5/2020	System Generated Check/Voucher	17,917.15	Landscape Maintenance Professionals, Inc
5053	5/5/2020	System Generated Check/Voucher	132.00	William J. Scobie, III
5054	5/11/2020	System Generated Check/Voucher	1,425.00	First Choice Aquatic Weed Management, LLC.
5055	5/11/2020	System Generated Check/Voucher	5,000.00	Meritus Districts
5056	5/11/2020	Series 2018-2 Amenity FY20 Tax Dist ID 470	1,439.54	Parkway Center CDD
5057	5/11/2020	Series 2018-1 FY20 Tax Dist ID 470	1,901.12	Parkway Center CDD
5058	5/11/2020	Series 2008 FY20 Tax Dist ID 470	859.83	Parkway Center CDD
CD114	5/11/2020	Bank Fee	34.07	
5059	5/15/2020	System Generated Check/Voucher	1,075.00	Cardno, Inc.
5060	5/15/2020	System Generated Check/Voucher	385.00	Otha Carson Wood, III
5061	5/15/2020	System Generated Check/Voucher	150.58	Hillsborough County Sheriff's Office
5062	5/15/2020	System Generated Check/Voucher	1,550.34	TECO
5063	5/18/2020	amenity center	1,682.64	Hillsborough County BOCC
5064	5/21/2020	System Generated Check/Voucher	4,500.00	Grau & Associates
311000070319 050520	5/22/2020	Paid by ACH service 03/05/20 - 04/05/20	7,247.41	TECO

Cleared Checks/Vouchers

55,578.62

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Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR475	5/4/2020	Tax Distribution - 05.04.20	<u>7,723.22</u>
Cleared Deposits				<u>7,723.22</u>

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors

From: Brian Howell

Date: 6/30/2020

RE: Memo

**Construction:**

- The project is moving at great speed and we are ahead of schedule right now which puts us in a good position for any delays due to summer rains, storms or covid issues.
- Please see the enclosed package for amenity selections and discussion at our meeting.
- We will be meeting on the 8<sup>th</sup> and 22<sup>nd</sup> this month.
- Thank you to Koko for the continued drone footage.
- The selections for our last round of choices were as follows: Box-white, Coping-Glacier, Waterline Tiles-Ocean, Step Tiles-Cobalt.

**Other District Business:**

Summerwood HOA will be present to request the district to take over the maintenance of their two ponds. Counsel will be present for any questions and recommendations. If the board wanted to accept maintenance then the easiest way would be for the cdd and Summerwood to enter into a maintenance agreement and then Summerwood would reimburse the cdd monthly for the maintenance of the 2 ponds. In essence the cdd would manage the pond and manage the aquatics contractor.

Taylor Morrison has requested we take over maintenance of the stormwater ponds in the Sanctuary. I have asked them to mow the ponds before we take over and for Tonja to review them.

The trespass agreement has been sent to the sheriff. I am waiting on our executed copy from them but we should be good to go. Mr. Watson was added to the list.

The lighting proposal was executed and work should commence within 30 days.

The easement agreement with the 2 owners in the Sanctuary is in progress. We will update you at the meeting.

See you soon and have a safe and Happy July 4<sup>th</sup> holiday.

Brian



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 6/16/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	15	-10	Debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	10	-10	Alligator weed/pennywort/Algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	All functioning
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: 6/16/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Annuals will be replaced next week
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Several potholes on Still River
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	20	-10	Harvest Glen lights are on during the day.
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
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
<b>SCORE</b>	700	660	-40	94%

Manager's Signature: Gene Roberts

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





The annuals look poor throughout the community and will be changed out next week.





Landscape beds at the Belmont entrance need weed detailing.



Progress is being made on the amenity center construction.





LMP is scheduled to line trim the pond bank between Summerwood and Willow Beech. District Engineer has been asked to come and review the erosion on the bank and to give recommendation on repairing.



The beds along Falkenburg need weed detailing and shrubs trimmed.





The declining plant material at Harvest Glen entrance has been replaced and looks better.



The Juniper bed at Still River entrance needs weed detailing and mite damage removed.





The turf along Still River is in good condition and has good color.



The Thryallis plants throughout the community are getting leggy and need to be trimmed back.





The Perennial Peanut plant at the Hamlet entrance is chlorotic and should be fertilized.



The Knock Out Roses at Sanctuary entrance need to be fertilized.





The Crape Myrtle tree damaged by a vehicle has been replaced.





Most of the diseased Holly trees along Falkenburg have been removed but LMP stills has about six more to remove.



There are several areas where the Fakahachee grass has mite damage. LMP will treat and trim the grass back.



## Parkway Center Ponds June



Pond 15 looks good and remains clear of Water Lettuce.



Pond 13 has minor algae around the perimeter.





Pond 12 looks good.



Pond 10 is in good condition.





The algae have cleared in pond 9 but still has some Alligator weed.



Pond 8 looks good.





The condition of pond 6 have really improved.



Pond 2 has a little Alligator weed and debris.





Pond 1 has some Spike Rush and Babies Tear. The aquatics vendor said the best cure will be to add more Grass Carp fish.



Pond 3 has some Pennywort and Alligator weed along the edge.





Pond 4 looks good.



Pond 16 has a little Torpedo grass that needs to be treated.





Alligator weed needs to be treated in pond 6.