

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 28, 2020**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

Wednesday, OCTOBER 28, 2020

6:30 p.m.

The Rivercrest Clubhouse,
located at 11560 Ramble Creek Drive, Riverview, FL 33569

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Daniel Fleary, Jr Suzanne DeCopain Vacant JoAnn Ward Koko Miller
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

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

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Fifth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, October 28, 2020 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda;

Call In Number: 1-866-906-9330

Access Code: 9074748#

- 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. Discussion on Landscape Program
 - B. Discussion on Amenity Center Project
 - C. Discussion on Aquatics Program
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting September 23, 2020..... Tab 01
 - B. Consideration of Operations and Maintenance Expenditures September 2020..... Tab 02
 - C. Review of Financial Statements Month Ending September 30, 2020 Tab 03
- 6. MANAGEMENT REPORTS**
 - A. District Manager Tab 04
 - 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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

September 23, 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, September 23, 2020 at 6:30 p.m.** at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.

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, September 23, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus
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There were a few audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Engineer

There were no reports from the Engineer at this time.

B. District Counsel

i. Request from Villages of Oak Creek Master

Mr. Howell provided an update on some items from Mr. Steady. He went over that Supervisor Fleary executed the Summerwood mowing agreement, and it was sent over to HOA Counsel. The CDD is now just waiting on word back from HOA Counsel. Mr. Howell also noted that there has not been any further communication about the easement; they are waiting on the one homeowner to give his consent.

Mr. Howell then went over that that the Villages of Oak Creek Master Association asked to put another tag reader in. He explained the location and that the HOA would be responsible for installing and maintaining it. The Board discussed.

MOTION TO:	Give the Master Association conditional approval with the caveat that they need to restore the area when they install it and remove it, and they give the CDD specifications that show the locations and how they will look, and that everything is on the HOA for maintaining and paying for it.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

4. BUSINESS ITEMS

A. Discussion on Landscape Program

The Board discussed the landscape program. Mr. Howell went over the process of the public bid process for requesting proposals for the landscape program. The Board continued to discuss what has been going on for the past few months with the landscape company.

MOTION TO:	Go out to bid for landscaping.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

B. Discussion Amenity Center Project

Mr. Howell provided an update on the amenity center project. They are right on track with the timeline. Pavers will be in soon, and landscaping is about a month out. Mr. Howell and Ms. Nichols obtained bids from Sunrise based on their previous experience and performance in the neighborhood on projects. Ms. Nichols recommends having Sunrise do the irrigation and the landscape. The Board agreed to go with Sunrise.

A representative for the Master Association arrived at the meeting. The Board briefly went over their decision and conditions with him regarding the Master Association's request. The representative then left the meeting.

Mr. Howell went over that he and Supervisor Ward will be looking at furniture and window treatments for the clubhouse. He also said that he has a proposal coming in from the fitness place that he will email to Supervisor Miller so he can take a look at the fitness equipment. Supervisor Miller asked a question about the water feature and monument; he also went over what the next video would be to share with the progress with the community. Mr. Howell said he and Trevor are doing a master sheet of all the selections so the Board can be refreshed on all the choices.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Public Hearing and Regular Meeting Minutes August 26, 2020

B. Consideration of Operations and Maintenance Expenditures August 2020

C. Review of Financial Statements Month Ending August 31, 2020

The Board reviewed the Consent Agenda items. Mr. Howell said there is a week to go in the fiscal year, and the District will be under budget by more than \$100K.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

6. MANAGEMENT REPORTS

A. District Manager

i. Manager's Report

ii. Community Inspection Reports

The Board reviewed the management reports. Mr. Howell went over the issues with the ponds. He will call the owner of the aquatics vendor and discuss the issues. The Board discussed the aquatics provider and requests to Taylor Morrison for the ponds. Supervisor Miller asked about the ditch in the conversation area in Harvest Glen; Mr. Howell answered.

7. SUPERVISOR REQUESTS

Supervisor Ward mentioned the median in Summerwood and having a monument put in that says Baywood; Mr. Howell said he will get some pricing together.

Supervisor Miller asked about the District map; Mr. Howell said he will contact the Engineer on getting the map updated. Supervisor Miller also went over a strip of land near the ponds off of Falkenberg that needs to be maintained.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
First Choice Aquatic Weed Management, LLC	51174	\$ 1,425.00			Waterway Service - August
First Choice Aquatic Weed Management, LLC	51296	1,425.00	\$ 2,850.00		Waterway Service - September
LMP	154650	17,917.15			Ground Maintenance - September
Meritus Districts	10011	7,797.69		\$ 7,947.25	Management Services - September
Monthly Contract Sub-Total		\$ 28,564.84			

Variable Contract					
Burr Forman	1182292	\$ 780.00			Professional Services - July
Cardno	298293	225.00			Professional Services - thru 08/28/20
First Choice Aquatic Weed Management, LLC	51173	430.00			Quarterly Wetland Service - 08/31/20
Variable Contract Sub-Total		\$ 1,435.00			

Utilities					
Tampa Electric	211001800146 090420	\$ 616.12			Electric Service - thru 08/31/20
Tampa Electric	211001800369 090420	486.00			Electric Service - thru 08/31/20
Tampa Electric	211001800609 090420	442.71			Electric Service - thru 08/31/20
Tampa Electric	311000070319 090320	6,852.41	\$ 8,397.24	\$ 3,583.33	Electric Service - thru 08/20/20
Utilities Sub-Total		\$ 8,397.24			

Regular Services					
Supervisor: Daniel Fleary	DF092320	\$ 200.00			Supervisor Fee - 09/23/20
Supervisor: Jo Ann Ward	JW092320	200.00			Supervisor Fee - 09/23/20
Supervisor: Koko Miller	KM092320	200.00			Supervisor Fee - 09/23/20
Supervisor: Suzanne DeCopain	SD092320	200.00	\$ 800.00		Supervisor Fee - 09/23/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Regular Services Sub-Total		\$ 800.00			
Additional Services					
Carson's Lawn & Landscaping Services	6228	\$ 2,695.00			Remove Palm Trees - 09/08/20
Illuminations Holiday Lighting	163920	5,000.00			Holiday Lighting & Decoration - 09/15/20
LMP	154991	106.30			Irrigation Inspection Repairs - 09/09/20
LMP	155003	310.37			Replace Irrigation Controller - 09/11/20
LMP	155004	65.16			Irrigation Inspection Repairs - 09/10/20
LMP	155079	250.53			Irrigation Inspection Repairs - 09/16/20
LMP	155087	299.21	\$ 1,031.57		Irrigation Inspection Repairs - 09/15/20
Meritus Districts	10113	750.00			Amenity & L/S Public Bid - 09/25/20
Nichols Landscape Architecture Inc.	MPC15 2 55	1,827.10			Miscellaneous Tasks & Meetings - 08/28/20
Nichols landscape Architecture Inc.	MPC15256	1,051.81	\$ 2,878.91		Miscellaneous Tasks & Meetings - 09/16/20
Additional Services Sub-Total		\$ 12,355.48			
TOTAL:		\$ 51,552.56			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

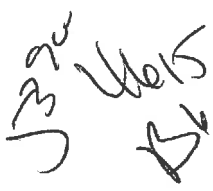
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
8/31/2020	51174

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	9/30/2020

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

Thank you for your business.

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

Service Report

Customer: Parkway

Date: 8/18/20

Technician: Jason Marks

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
3		✓	✓				✓				N/A	Normal	N/A	Good
4		✓	✓				✓				↓	↓	↓	↓
5		✓	✓				✓				↓	↓	↓	↓
8		✓	✓				✓				↓	↓	↓	↓
7		✓	✓				✓				↓	↓	↓	↓
9		✓	✓				✓				↓	↓	↓	↓
10		✓	✓				✓				↓	↓	↓	↓
11, 16, 17		✓	✓				✓				↓	↓	↓	↓
12, 13, 14		✓	✓				✓				↓	↓	↓	↓

Comments: Heavy Rain! Ponds 1, 2, 6, and 15 will be done tomorrow with the boat.

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



Service Report

Customer: Parkway Center Date: 8/19/2020

Technician: Todd

- ☐ 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		✓	✓				✓	✓	✓		N/A	NORM	N/A	Good
2		✓	✓				✓	✓	✓		↓	↓	↓	↓
6		✓	✓				✓				↓	↓	↓	↓
15		✓	✓							✓	↓	↓	↓	↓
Preserve		✓				✓	✓				↓	↓	↓	↓

Comments: THANK YOU!

First Choice

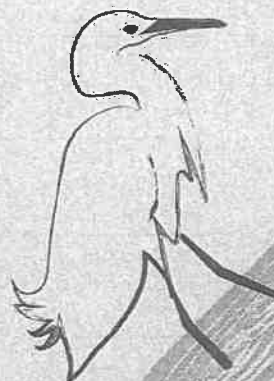
Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance
with nature

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


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

Date	Invoice #
9/18/2020	51296

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	10/18/2020

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

Thank you for your business.

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

Service Report

Customer: Parkway Date: 09/15/20

Technician: Jason Marks

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1, 2, 3	✓					✓	✓	✓			N/A	High	N/A	Good
4, 5, 6	✓					✓	✓	✓			↓	↓	↓	↓
7, 8, 9	✓						✓		✓		↓	↓	↓	↓
10, 11, 12	✓						✓		✓		↓	↓	↓	↓
13, 14, 15	✓						✓		✓		↓	↓	↓	↓
16	✓						✓				↓	↓	↓	↓
17	✓						✓				↓	↓	↓	↓

Comments Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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





Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2020	154650

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 September 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
<p>5312B 1604</p>			

			Total	\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2020	Balance Due	\$17,917.15

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: 10011
Invoice Date: Sep 1, 2020
Page: 1

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

Bill To:

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

Ship to:**Customer ID**

Parkway Center CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

9/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		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 - July		50.10
100.00		Copies: B/W - July	0.15	15.00
2.00		Copies: Color - July	0.50	1.00

Subtotal	7,797.69
Sales Tax	
Total Invoice Amount	7,797.69
Payment/Credit Applied	
TOTAL	7,797.69



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

25 Aug 2020
Invoice # 1182292
Bill Atty: S Steady
As of 07/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JULY 31, 2020

Professional Services

\$780.00

TOTAL DUE THIS BILL

\$780.00

5142
BY 3/07

Received
AUG 31 2020

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

25 Aug 2020
Invoice # 1182292
Page 2

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

25 Aug 2020
Invoice # 1182292
Bill Atty: S Steady
As of 07/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
07/07/20	Work on published notice and mailed notice of O&M to address increase; email to Monica.	SIS	1.50	300.00	\$450.00
07/08/20	Attend Board meeting.	SIS	0.50	300.00	\$150.00
07/09/20	Call with Meritus to coordinate on mailed notice for O&M increase; email regarding TM's outstanding issues.	SIS	0.40	300.00	\$120.00
07/15/20	Email to Brian regarding agreement with HOA.	SIS	0.20	300.00	\$60.00
Total Services					\$780.00

Total Services and Disbursements	\$780.00
TOTAL NOW DUE	\$780.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

25 Aug 2020
Invoice # 1182292
Page 3

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	2.60	\$780.00
TOTALS		2.60	\$780.00



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

INVOICE

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

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

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

Parkway Center CDD
Gene Roberts
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 298293
Invoice Date : 09/03/2020
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: 8/28/2020

Phase: 58*19 - Mitigation Maint

		<i>46145314</i>			
		<i>15</i>			
Monthly Fee				Amount	
-August Event					225.00
Subtotal					225.00
Total This Phase					\$225.00
Total Fee Type CPM:					225.00
Amount Due this Invoice					\$225.00

Outstanding Invoices

Number	Date	Balance
298293	09/03/2020	225.00
Total Now Due		225.00

Aging Balances

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

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/27/20	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

SPECIES TREATED:					
algae	-	paragrass	X	Additional Services:	
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	-				

Comments:

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
8/31/2020	51173

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	9/30/2020

Description	Amount
Quarterly wetland service for the month this invoice is dated - 1 preservation area	430.00
<i>BS 4614 5390</i>	

Thank you for your business.

Total	\$430.00
Payments/Credits	\$0.00
Balance Due	\$430.00

Service Report

Customer: Parkway Center

Date: 8/19/2020

Technician: Todd

- ☐ 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		✓	✓				✓	✓	✓		N/A	NORM	N/A	Good
2		✓	✓				✓	✓	✓		↓	↓	↓	↓
6		✓	✓					✓			↓	↓	↓	↓
15		✓	✓							✓	↓	↓	↓	↓
Preserve		✓				✓		✓			↓	↓	↓	↓

Comments: THANK YOU!!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance with nature

Statement Date: 09/04/2020

Account: 211001800146

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

Current month's charges:	\$616.12
Total amount due:	\$616.12
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$607.17
Payment(s) Received Since Last Statement	-\$607.17
Current Month's Charges	\$616.12
Total Amount Due	\$616.12

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

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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:	\$616.12
Total amount due:	\$616.12
Payment Due By:	09/25/2020

Amount Enclosed \$

629161197605

00003282 02 AV 0.38 33607 FTECO109052000445610 00000 02 01000000 010 02 10638 006



PARKWAY CENTER 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

Received
SEP 10 2020

6291611976052110018001460000000616124

Account: 211001800146
 Statement Date: 09/04/2020
 Current month's charges due 09/25/2020

Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	612 kWh @ \$0.02866/kWh	\$17.54
Fixture & Maintenance Charge	19 Fixtures	\$127.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	612 kWh @ \$0.02614/kWh	\$16.00
Florida Gross Receipt Tax		\$0.86
Lighting Charges		\$616.12

Total Current Month's Charges

\$616.12

Important Messages

Scam Warning

Tampa Electric will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. **As Tampa Electric resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill.** If you're facing a hardship due to COVID-19, we urge you to visit tampaelectric.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Tampa Electric at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.



Statement Date: 09/04/2020

Account: 211001800369

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

Current month's charges:	\$486.00
Total amount due:	\$486.00
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$477.98
Payment(s) Received Since Last Statement	-\$477.98
Current Month's Charges	\$486.00
Total Amount Due	\$486.00

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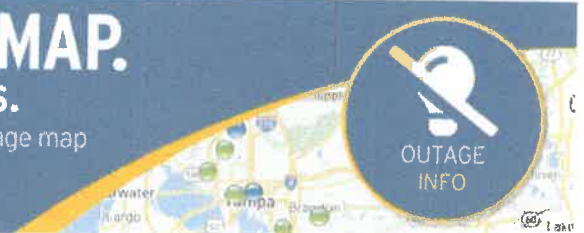
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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tampaelectric.com/outagemap



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:	\$486.00
Total amount due:	\$486.00
Payment Due By:	09/25/2020

Amount Enclosed \$ 629161197606



PARKWAY CENTER 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

6291611976062110018003690000000486003

Account: 211001800369
Statement Date: 09/04/2020
Current month's charges due 09/25/2020

Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	548 kWh @ \$0.02866/kWh	\$15.71
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	548 kWh @ \$0.02614/kWh	\$14.32
Florida Gross Receipt Tax		\$0.77
Lighting Charges		\$486.00

Total Current Month's Charges

\$486.00

00003282-0007182-Page 7 of 12

Important Messages

Scam Warning

Tampa Electric will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. **As Tampa Electric resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill.** If you're facing a hardship due to COVID-19, we urge you to visit tampaelectric.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Tampa Electric at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.



Statement Date: 09/04/2020

Account: 211001800609

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

Current month's charges:	\$442.71
Total amount due:	\$442.71
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$438.90
Payment(s) Received Since Last Statement	-\$438.90
Current Month's Charges	\$442.71
Total Amount Due	\$442.71

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tampaelectric.com/outagemap



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:	\$442.71
Total amount due:	\$442.71
Payment Due By:	09/25/2020

Amount Enclosed \$ _____
629161197607



PARKWAY CENTER 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

6291611976072110018006090000000442714

Account: 211001800609
 Statement Date: 09/04/2020
 Current month's charges due 09/25/2020

Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02866/kWh	\$7.45
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02614/kWh	\$6.80
Florida Gross Receipt Tax		\$0.37

Lighting Charges

\$442.71

Total Current Month's Charges

\$442.71

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Important Messages

Scam Warning

Tampa Electric will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. **As Tampa Electric resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill.** If you're facing a hardship due to COVID-19, we urge you to visit tampaelectric.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Tampa Electric at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/03/20
Account: 311000070319

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

Current month's charges: \$6,852.41
Total amount due: \$6,852.41
Payment Due By: 09/18/20

Your Account Summary

Previous Amount Due	\$6,810.89
Payment(s) Received Since Last Statement	-\$6,810.89
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$6,852.41
Total Amount Due	\$6,852.41

DO NOT PAY. Your account will be drafted on 09/18/20

Things to do:

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

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



More options for you.

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

531004307

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: \$6,852.41
Total amount due: \$6,852.41
Payment Due By: 09/18/20

Amount Enclosed \$
700875001084 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/18/20

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

Received

SEP 08 2020

700875001084 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/18/20

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$60.55
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$67.55
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$120.72
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$45.95
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3182.14
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$889.02
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$608.06
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$688.68
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$101.04
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$101.11
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$44.10
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$39.54
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$77.89
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$178.07
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$373.23
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$274.76



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486

Statement Date: 08/31/20

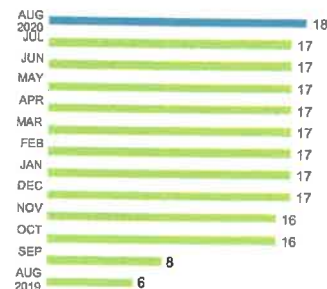
Details of Charges – Service from 07/01/20 to 07/31/20

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	07/31/20	4,526		3,956		570 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						570 kWh @ \$0.05991/kWh \$34.15		
Fuel Charge						570 kWh @ \$0.02638/kWh \$15.04		
COVID-19 Fuel Credit						-\$8.21		
Florida Gross Receipt Tax						\$1.51		
Electric Service Cost						\$60.55		
Current Month's Electric Charges						\$60.55		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 08/31/20

Details of Charges – Service from 07/01/20 to 07/31/20

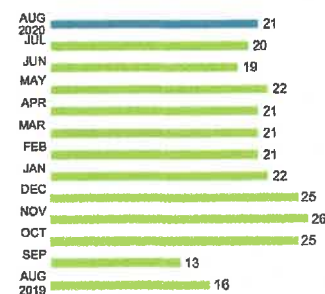
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	07/31/20	5,487		4,822		665 kWh	1	31 Days
Basic Service Charge						\$18.06		
Energy Charge						665 kWh @ \$0.05991/kWh	\$39.84	
Fuel Charge						665 kWh @ \$0.02638/kWh	\$17.54	
COVID-19 Fuel Credit							-\$9.58	
Florida Gross Receipt Tax							\$1.69	
Electric Service Cost							\$67.55	
Current Month's Electric Charges							\$67.55	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 08/31/20

Details of Charges – Service from 07/01/20 to 07/31/20

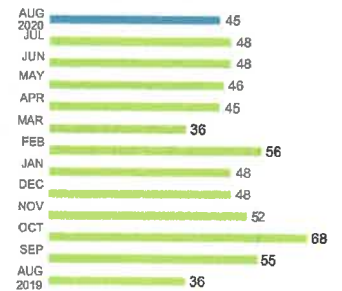
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	07/31/20	11,822		10,436		1,386 kWh	1	31 Days
Basic Service Charge						\$18.06		
Energy Charge						1,386 kWh @ \$0.05991/kWh		
Fuel Charge						1,386 kWh @ \$0.02638/kWh		
COVID-19 Fuel Credit						-\$19.96		
Florida Gross Receipt Tax						\$3.02		
Electric Service Cost						\$120.72		
Current Month's Electric Charges						\$120.72		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 08/31/20

Details of Charges – Service from 07/01/20 to 07/31/20

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	07/31/20	2,382		2,010		372 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						372 kWh @ \$0.05991/kWh \$22.29		
Fuel Charge						372 kWh @ \$0.02638/kWh \$9.81		
COVID-19 Fuel Credit						-\$5.36		
Florida Gross Receipt Tax						\$1.15		
Electric Service Cost						\$45.95		
Current Month's Electric Charges						\$45.95		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 08/31/20

Details of Charges – Service from 07/01/20 to 07/31/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8630 kWh @ \$0.02866/kWh	\$247.34
Fixture & Maintenance Charge	71 Fixtures	\$1125.07
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8630 kWh @ \$0.02614/kWh	\$225.59
COVID-19 Lighting Fuel Credit		-\$123.15
Florida Gross Receipt Tax		\$8.97

Lighting Charges **\$3,182.14**

Current Month's Electric Charges **\$3,182.14**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 08/31/20

Details of Charges – Service from 07/01/20 to 07/31/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02866/kWh	\$33.70
Fixture & Maintenance Charge	28 Fixtures	\$170.38
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1176 kWh @ \$0.02614/kWh	\$30.74
COVID-19 Lighting Fuel Credit		-\$16.78
Florida Gross Receipt Tax		\$1.22
Lighting Charges		\$889.02
Current Month's Electric Charges		\$889.02

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955

Statement Date: 08/31/20

Details of Charges – Service from 07/22/20 to 08/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1132 kWh @ \$0.02866/kWh	\$32.44
Fixture & Maintenance Charge	31 Fixtures	\$199.23
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1132 kWh @ \$0.02614/kWh	\$29.59
COVID-19 Lighting Fuel Credit		-\$16.15
Florida Gross Receipt Tax		\$1.18

Lighting Charges

\$608.06

Current Month's Electric Charges

\$608.06

00000037-0000390-Page 12 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 08/31/20

Details of Charges – Service from 07/22/20 to 08/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02866/kWh	\$33.70
Fixture & Maintenance Charge	35 Fixtures	\$231.35
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1176 kWh @ \$0.02614/kWh	\$30.74
COVID-19 Lighting Fuel Credit		-\$16.78
Florida Gross Receipt Tax		\$1.22
Lighting Charges		\$688.68
Current Month's Electric Charges		\$688.68

00000037-0000381-Page 13 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 08/31/20

Details of Charges – Service from 07/02/20 to 08/03/20

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	08/03/20	76,898		75,779		1,119 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,119 kWh @ \$0.05991/kWh \$67.04		
Fuel Charge						1,119 kWh @ \$0.02638/kWh \$29.52		
COVID-19 Fuel Credit						-\$16.11		
Florida Gross Receipt Tax						\$2.53		
Electric Service Cost						\$101.04		
Current Month's Electric Charges						\$101.04		

00000037-0000391-Page 14 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 08/31/20

Details of Charges – Service from 07/02/20 to 08/03/20

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

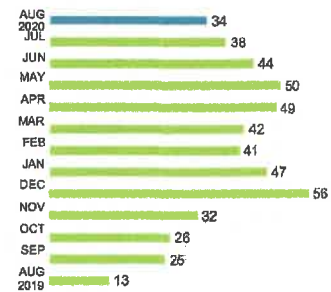
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	08/03/20	72,964	71,844		1,120 kWh	1	33 Days
Basic Service Charge					\$18.06		
Energy Charge					1,120 kWh @ \$0.05991/kWh	\$67.10	
Fuel Charge					1,120 kWh @ \$0.02638/kWh	\$29.55	
COVID-19 Fuel Credit						-\$16.13	
Florida Gross Receipt Tax						\$2.53	
Electric Service Cost						\$101.11	
Current Month's Electric Charges						\$101.11	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 08/31/20

Details of Charges – Service from 07/02/20 to 08/03/20

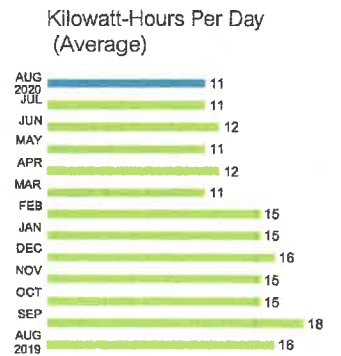
Service for: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	08/03/20	68,073		67,726		347 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						347 kWh @ \$0.05991/kWh \$20.79		
Fuel Charge						347 kWh @ \$0.02638/kWh \$9.15		
COVID-19 Fuel Credit						-\$5.00		
Florida Gross Receipt Tax						\$1.10		
Electric Service Cost						\$44.10		
Current Month's Electric Charges						\$44.10		

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 08/31/20

Details of Charges – Service from 07/02/20 to 08/03/20

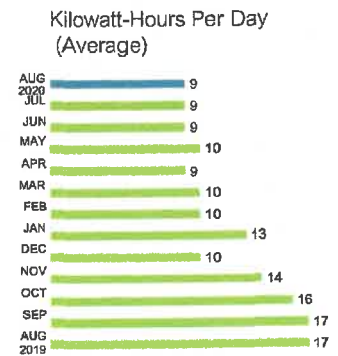
Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	08/03/20	36,700		36,415		285 kWh	1	33 Days
Basic Service Charge						\$18.06		
Energy Charge						285 kWh @ \$0.05991/kWh	\$17.07	
Fuel Charge						285 kWh @ \$0.02638/kWh	\$7.52	
COVID-19 Fuel Credit							-\$4.10	
Florida Gross Receipt Tax							\$0.99	
Electric Service Cost							\$39.54	
Current Month's Electric Charges							\$39.54	

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 08/31/20

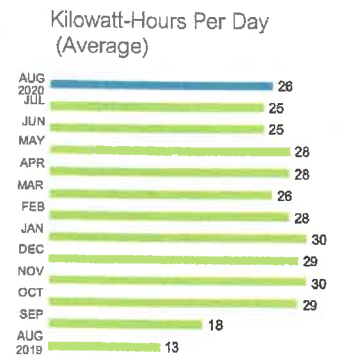
Details of Charges – Service from 07/01/20 to 07/31/20

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	07/31/20	7,081		6,276		805 kWh	1	31 Days
Basic Service Charge						\$18.06		
Energy Charge						805 kWh @ \$0.05991/kWh		
Fuel Charge						805 kWh @ \$0.02638/kWh		
COVID-19 Fuel Credit						-\$11.59		
Florida Gross Receipt Tax						\$1.95		
Electric Service Cost						\$77.89		
Current Month's Electric Charges						\$77.89		

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 08/31/20

Details of Charges – Service from 07/22/20 to 08/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	256 kWh @ \$0.02866/kWh	\$7.34
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	256 kWh @ \$0.02614/kWh	\$6.69
COVID-19 Lighting Fuel Credit		-\$3.65
Florida Gross Receipt Tax		\$0.27
Lighting Charges		\$178.07
Current Month's Electric Charges		\$178.07

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 08/31/20

Details of Charges – Service from 07/22/20 to 08/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	668 kWh @ \$0.02866/kWh	\$19.14
Fixture & Maintenance Charge	19 Fixtures	\$123.74
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	668 kWh @ \$0.02614/kWh	\$17.46
COVID-19 Lighting Fuel Credit		-\$9.53
Florida Gross Receipt Tax		\$0.69

Lighting Charges

\$373.23

Current Month's Electric Charges

\$373.23

00000037-0000394-Pag 20 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 08/31/20

Details of Charges – Service from 07/22/20 to 08/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	504 kWh @ \$0.02866/kWh	\$14.44
Fixture & Maintenance Charge	14 Fixtures	\$90.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	504 kWh @ \$0.02614/kWh	\$13.17
COVID-19 Lighting Fuel Credit		-\$7.19
Florida Gross Receipt Tax		\$0.52

Lighting Charges **\$274.76**

Current Month's Electric Charges **\$274.76**

Total Current Month's Charges **\$6,852.41**

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.

LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

PARKWAY CENTER CDD

MEETING DATE: September 23 2020

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

DMS Staff Signature Brian Howell

DF 092320

PARKWAY CENTER CDD

MEETING DATE: September 23 2020

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

DMS Staff Signature Brian Howell

JW092320

PARKWAY CENTER CDD

MEETING DATE: September 23 2020

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

DMS Staff Signature *Brian Howell*

Km 092320

PARKWAY CENTER CDD

MEETING DATE: September 23 2020

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

DMS Staff Signature *Brian Howell*

SD 092320

INVOICE

DATE: September 8, 2020
Invoice # 6228

[illegible]**Payment due upon receipt**

E-mail
carsonwd@yahoo.com

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 163920

8606 Herons Cove PI
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Brian Howell

(813) 397-5120 x324

JOB DESCRIPTION			
Parkway Center CDD Holiday Lighting and Decoration at the following entrance signs:			
North Entrance	Amberly	Summer Wood	Pine Ridge (2 entrance signs)
Belmont	Hamlet	South Entrance	Main Entrance - back community
N and S Sanctuary	Harvest Glenn	Baywood	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance Monuments	Install lighted wreaths with bows on entry monument columns	\$10,000.00
North Main Entrance Install clear C9s across the top of black fencing Install clear C9s across the top of entrance sign Install lighted wreaths with bows on entry monument columns Install clear mini lights in 3 Palm trees in front of entrance sign		
Roundabout (South part of community) Install clear mini lights in Oak tree - center of round about		
South Main Entrance Install lighted wreaths with bows on entry monument columns Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side) Maintenance throughout holiday season Requires 50% Deposit		\$10,000.00
AMOUNT DUE		\$5,000.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* **MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

9/15/2020
DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Parkway Center CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/10/2020	154991

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

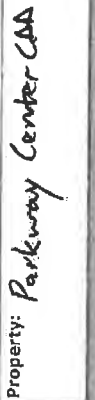
Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-9-2020			
Controller H			
Irrigation parts	1	31.80	31.80
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller J			
Irrigation parts	1	20.70	20.70
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller K			
Irrigation parts	1	3.80	3.80
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
		Total	\$106.30
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	10/10/2020
		Payments/Credits	\$0.00
		Balance Due	\$106.30

539w
464



Date	9/9/2020
Technician	Tom
Arrive/ Depart	5:00

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

Clock Type/ #	Hunter ADC / Controller H				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	Time/Date Adjust	Y				12:00 AM			
Rain Sensor		OK	bad	Y					3:00 AM			
Notes:	<p>pgm A 1</p> <p>pgm B 2</p> <p>pgm C 1</p>											

Notes:

Zone #		Type	Programs				Zone Information		Technician Use Only (Use standard invoice forms for additional charges)			
A	B	C	D	E	F			Labor	Hrs	Rate	Amount	
1	:10					ok		Supervisor:	30min	40-	20.00	
2	:10					ok		Technician:				
3			:15			ok						
4			:15			ok						
5			:10			ok						
6	:05					ok						
7			:10			ok						
8	:10					broken sprayhead & tube						
9	D/M		:30			ok						
10	:10					ok						
11	D/M		:30			ok						
12	:10					ok						
13	:10					flushed clogged nozzle, broken sprayhead						
14	:10					ok						
15	D/M		:35			ok						
16						N/A						
17	:20					ok						
18		:10				ok						
19					:05	ok						
20		:10				ok						
21				:10		ok						
22				:10		ok						
23												
24												
Total Materials							\$	31.80				
Total Labor							\$	20.00				
Grand Total							\$	51.80				
Bill To:												

00

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



Property: Parkway Center CAD

Date: 9/9/2020
Technician: [Signature]
Arrive/Depart: 1:15 / 3:30

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

Clock Type/ #	Battery Date	Confirm Time/ Date	Time/Date Adjust	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor					Pgm A 1				12:00 PM			12:00 PM
					Pgm B 1				2:40 PM			2:40 PM
					Pgm C 1				8:00 PM			8:00 PM
					Pgm D 1				10:00 PM			10:00 PM
					Pgm E 2				4:00 PM			4:00 PM
					Pgm F 2				7:00 PM			7:00 PM
					Pgm G 2				8:30 AM			8:30 AM

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

Zone #	Type	A	B	C	D	E	Programs	Zone Information	Supervisor:	Technician:	Labor	Hrs	Rate	Amount
1	S	:10						Change 1 - 6" sprayhead to 12" sprayhead in jarvis				30 min	40 -	20 -
2	S	:10						ok						
3	D		:30					ok						
4	S	:10						ok						
5	S	:10						ok						
6	D		:30					ok						
7	S	:10						ok						
8	S	:10						ok						
9	S	:10						ok						
10	S		:10					ok						
11	D		:30					ok						
12	S	:10						1 nozzle, straightened 1 sprayhead						
13	S		:10					ok						
14	S		:10					ok						
15	D		:30					ok						
16														
17														
18														
19														
20														
21														
22														
23														
24														

Total Materials \$ 20.70
Total Labor \$ 20.00
Grand Total \$ 40.70

Bill To:

Please make additional notes on the reverse side of this report - 1.18 report as needed for programming information



Date	9/9/2020
------	----------

11

Technician

五

1

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

Clock Type / #	Battery Date	Rain Sensor	Confirm Time / Date	Battery Replaced	Y	N	Time / Date Adjust	Y	N	Start Pgm A	Sun	Mon	Tue	Wed	Thu	Fri	Sat
OK		bad			Y					Pgm B 1				2:05 AM			2:05 AM
										2				4:00 AM			4:00 AM
										Pgm C 1				6:05 AM			6:05 AM
										2				7:00 AM			7:00 AM
										Pgm D 1							
										2							

Notes:

Rembrandt ESP-Me - Controller K
 OK bad Y N
 Confirm Time / Date Battery Replaced Y N Time / Date Adjust Y N
 Start Pgm A Sun Mon Tue Wed Thu Fri Sat
 Pgm B 1
 Pgm C 1
 Pgm D 1
 Technician Use Only (Use Standard Invoice forms for additional charges)
 Labor Hrs Rate Amount
 Supervisor: 15 hr 40- 10 -
 Technician:
 Total Labor Charges \$ 10 -
 Materials QTY Unit Extended
 10 HUN 2 1.90 3.80
 Total Materials \$ 3.80
 Total Labor \$ 10.00
 Grand Total \$ 13.80
 Bill To:

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



Invoice

Corporate Office
PO Box 267

813-757-6500
813-757-6501

Date	Invoice #
9/11/2020	155003


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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
67622

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Hunter ACC face pack	1	270.37	270.37
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace faulty face pack for irrigation controller.			
<div style="text-align: center;">  <p>5392 4611</p> </div>			

Controller J - lift station on Falkenburg Rd.		Total	\$310.37
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/11/2020	Balance Due

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

Estimate

Submitted To:

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

Controller J - lift station on Falkenburg Rd.

Date	9/10/2020
Estimate #	67622
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Hunter ACC face pack	1	270.37	270.37
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace faulty face pack for irrigation controller.			

TERMS AND CONDITIONS:

TOTAL

\$310.37

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

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

OWNER / AGENT

DATE _____

Irrigation Service/Proposal Request

Property: Parkway Center CAD	DATE 9/9/2020
Location Controller J (Lift Station on Faulkenburg Rd)	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 67622

Description of Work to be performed:

LGA display damaged - very difficult to read
 * Replace Faceplate on controller
 - all program information needs transferred

Materials needed :

1 - Hunter ACC Faceplate

Foreman: Tom	Special Tools Needed:
Manager	Materials
Date Completed	Labor 40.00
Total Man Hours / hr	Total
Inspected by	
Date	



Invoice

Corporate Office
PO Box 267

813-757-6500
813-757-6501

Date	Invoice #
9/11/2020	155004

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-10-2020			
Controller A	1	22.70	22.70
Irrigation parts	0.75	40.00	30.00
Labor: 1 man @ \$ 40.00 per hour			
Controller B	1	2.46	2.46
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
		Total	\$65.16
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	10/11/2020
		Payments/Credits	\$0.00
		Balance Due	\$65.16

BN 5000
4611



Landscape Maintenance Professionals, Inc.

Property: Parkway Center CAD

Date	9/10/2020
Technician	Tom
Arrive/ Depart	3:00 / 3:30

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

Clock Type/ #	Inter-Xc Hybrid / Controller B	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Pgm A	1			6:00pm			6:00pm
Rain Sensor	Battery Replaced	Pgm B	1						
		Pgm C	1			8:00am			8:00am
		Pgm D	1			9:00am			9:00am

Notes:

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D					Labor	Hrs	Rate	Amount
1	S	1:30				Added PVC riser on 12" sprayhead (to E. side, under pipe)				Supervisor:	15min	40	10
2	S	1:10								Technician:			
3	S	1:20											
4	M												
5										Total Labor Charges \$ 10			
6						Materials				QTY	Unit	Extended	
7						436-005				1	0.27	0.77	
8						435-005				1	0.27	0.77	
9						PR40-005				2	0.46	0.92	
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Sub Total		100%											
Total Materials													
Total Labor													
Grand Total													

IMP Landscape
Maintenance
Professionals, Inc.SM
Corporate Office
PO Box 267
813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/22/2020	155079

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-16-2020			
Controller G			
Irrigation parts	1	4.05	4.05
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller I			
Irrigation parts	1	196.48	196.48
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
		Total	\$250.53
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	10/22/2020
		Payments/Credits	\$0.00
		Balance Due	

Clock Type / #	Battery Date	Rain Sensor	Confirm Time / Date	Battery Replaced	Time / Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	5:120					Pgm A	1		8:00 pm			8:00 pm	
2	5:120					Pgm B	2						
3	5:120					Pgm C	1						
4	5:120					Pgm D	2						
5	5:120					Pgm E	1						
6	5:120					Pgm F	2						
7	5:120					Pgm G	1						
8	5:120					Pgm H	2						
9	5:120					Pgm I	1						
10	5:120					Pgm J	2						
11	5:120					Pgm K	1						
12	5:120					Pgm L	2						
13	5:120					Pgm M	1						
14	5:120					Pgm N	2						
15	5:120					Pgm O	1						
16	5:120					Pgm P	2						
17	5:120					Pgm Q	1						
18	5:120					Pgm R	2						
19	5:120					Pgm S	1						
20	5:120					Pgm T	2						
21	5:120					Pgm U	1						
22	5:120					Pgm V	2						
23	5:120					Pgm W	1						
24	5:120					Pgm X	2						
25	5:120					Pgm Y	1						
26	5:120					Pgm Z	2						
27	5:120					Pgm AA	1						
28	5:120					Pgm AB	2						
29	5:120					Pgm AC	1						
30	5:120					Pgm AD	2						
31	5:120					Pgm AE	1						
32	5:120					Pgm AF	2						
33	5:120					Pgm AG	1						
34	5:120					Pgm AH	2						
35	5:120					Pgm AI	1						
36	5:120					Pgm AJ	2						
37	5:120					Pgm AK	1						
38	5:120					Pgm AL	2						
39	5:120					Pgm AM	1						
40	5:120					Pgm AN	2						
41	5:120					Pgm AO	1						
42	5:120					Pgm AP	2						
43	5:120					Pgm AQ	1						
44	5:120					Pgm AR							



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date
Technician
Arrive/ Depart

9/16/2020
10:45
12:15

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

Page 1 of 2

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				Pgm A	1			12:00am			12:00am
Rain Sensor	bad			Pgm B	1			2:45am			2:45am
				Pgm C	1			7:00am			7:00am
				Pgm D	1			9:30am			9:30am

Notes:

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Supervisor:	Technician:	Rate	Amount
1	R	25					1 rotor (leaking)				40	40
2	S	10					straighten 1 sprayhead					
3	S	10					ok					
4	S	10					ok					
5	S	10					ok					
6	S	10					ok					
7	S	10					ok					
8	S	10					ok					
9	S	10					ok					
10	R/D						35 cut drip line (leaking island)					
11	D						35 ok					
12	D						35 ok					
13	D						35 ok					
14	R/D	25					ok					
15	D						35 ok					
16	R/D	25					ok					
17	S	10					ok					
18	R	35					system located valve, replaced defective diaphragm (date code JUN/14)					
19	B						10 ok					
20	S	20					ok					
21	S	20					ok					
22	D						35 ok					
23	S	20					ok					
24	D						35 ok					
System Adjust %		100%					100%					
Run Time		2:14:55					6:30					

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

Bill To:

Total Materials \$ 196.48
Total Labor \$ 40.00
Grand Total \$ 236.48

IMP Landscape
Maintenance
Professionals, Inc.[™]
Corporate Office
PO Box 267
813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/22/2020	155087

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-15-2020			
Controller C	1	88.96	88.96
Irrigation parts	1.5	40.00	60.00
Labor: 1 man @ \$ 40.00 per hour			
Controller E	1	110.25	110.25
Irrigation parts	1	40.00	40.00
Labor: 1 man @ \$ 40.00 per hour			
Total			\$299.21
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/22/2020	Balance Due



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date 9/15/2020

Technician *Toni*

Arrive/ Depart 7:40 - 10:15 11/15 - 11:30

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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Pgm A 1				12:00am			12:00am
Rain Sensor	ok		Pgm B 2				3:45am			3:45am
Notes: <i>Replaced rain sensor battery</i>										
<i>* Cleaned & re-aligned battery terminals</i>										
			Pgm C 1				8:30pm			8:30pm
			Pgm D 2				8:00am			8:00am
			Pgm D 1	2:00am						
			Pgm D 2							

Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Amount
1	R	120				ok				Supervisor:	
2	R/D	20				ok				Technician:	
3	R/D	20				45					60-
4	R/D	20				45					
5	R	20				1 rotor (locking)					
6	R/D	120				ok					
7	R	120				ok					
8	S	12				ok					
9	S	12				ok					
10	S	12				ok					
11	S	12				ok (poor pressure)					
12	S	20				DNAs, cleaned wiring inside controller & re-wired sprayer, broken wires (w/10)					
13	S	12				* changed 3 - 4" sprays to 6" (natural area w/Robin)					
14	S	15				ok					
15	S	10				moved & straightened 1 sprayhead					
16	S	15				ok					
17	S	10				ok					
18	S	10				ok					
19	S	15				ok					
20	S	10				ok					
21	S	15				ok					
22											
23											
24											
Total Materials											\$ 88.12
Total Labor											\$ 60.00
Grand Total											\$ 148.92

Bill To:

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



Property: Parkway Center C&A

Date 7/15/2020

Technician

Arrive/ Depart

1 11:15

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

Clock Type/ #	Rainbird ESP-Me	Control	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Co/ firm Time/ Date	Time/ Date Adjust	Y				12:00am			12:00am
Rain Sensor	OK	bad	Y				4:00am			4:00am
Notes:										
Pgm B 1										
Pgm C 1										
Pgm D 1										

Programs				Zone Information							Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D						Labor	Hrs	Rate	Amount	
1	R	1:35									Supervisor:				
2	S	1:15									Technician:				
3	R	1:45									Total Labor Charges \$				
4	S	1:20									Materials	QTY	Unit	Extended	
5	S	1:20													
6	S	1:15													
7	S	1:20													
8	S	1:25													
9	S	1:20													
10	S	1:10													
11	S	1:10													
12	S	1:25													
13	S														
14	S														
15															
16															
17															
18															
19															
20															
21															
22															
23															
24															
Season Adjust %															
Run Time	4:00														
											Total Materials	\$			
											Total Labor	\$			
											Grand Total	\$			

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: Parkway Center CDA

Date
Technician
Arrive/ Depart

9/15/2020
Tenn
17:40 / 3:30

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm 1				4:00 pm			4:00 pm
Rain Sensor	ok	bad				(55g) 2				5:00 pm			5:00 pm
Notes: * Rain sensor needs replaced (confirmed) * Controller pulled off wall. Drilled new holes & installed larger anchors * could not change run times - reset controller													

Zone #		Type	D	E	R	A	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)				
												Labor	Hrs	Rate	Amount
57	X	D	:20				ok					Supervisor:	1	40-	40-
58	X	S		:20			ok					Technician:			
59	X	S		:20			ok								
60	X	S		:15			ok								
61	X	S	:10				ok								
62	X	B	:10				ok								
63	X	D		:25			ok								
64	X	D		:20			ok								
65	X	S		:20			ok								
66	X	S		:20			ok								
67	X	S		:15			ok								
68	X	S		:15			ok								
69	X	S	:10				ok								
70	X	B	:10				ok								
71	X			:25			ok								
72	X			:20			ok								
73	X	S	:10				ok								
74	X	B	:10				ok								
21															
22															
23															
24															
Sensor Adjust %							100%	100%							
Total Materials														\$ 110.25	
Total Labor														\$ 40.00	
Grand Total														\$ 150.25	

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 10113
Invoice Date: Sep 25, 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		9/25/20

Quantity	Item	Description	Unit Price	Amount
		Amenity and L/S public bid		750.00

Subtotal	750.00
Sales Tax	
Total Invoice Amount	750.00
Payment/Credit Applied	
TOTAL	750.00



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33648

813.948.6810 ca.
www.nichols-la.com

813.298.8880 ca.
ca@nichols-la.com

877.248.3714 L.
LC26000399

Invoice

Date	Invoice No.
8/28/2020	MPC15-2.55

Due Date
9/14/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARKWAY CDD Miscellaneous Tasks & Meetings

Sent via Email on August 28, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
7/2/2020	Amenity Center Signage Permitting and Enhancement Lighting Warranty Work Coordination Principal Landscape Architect Sign Wall: Coord. with County on our submittal. Make phone calls, leave messages. Email BH about check needed.	155.00	0.38333	59.42
7/8/2020	Principal Landscape Architect Lighting: Review Nathan's change for light fixture.	155.00	0.16667	25.83
7/8/2020	Principal Landscape Architect Sign Wall: Call into the County to setup permitting drop off. Send another email to different contact.	155.00	0.28333	43.92
7/9/2020	Principal Landscape Architect Sign Wall: Plot sets for construction submittal for sign wall, copy documents into folder for CD.	155.00	0.8	124.00
7/10/2020	Project Landscape Designer Sign Wall: Deliver plans to County office.	83.00	1	83.00
7/10/2020	Principal Landscape Architect Sign Wall: Sign and seal sets, burn CD.	155.00	0.78333	121.42
7/13/2020	Principal Landscape Architect Amenity Center: With DY on plan set submittal for Lee; QA/QC.	155.00	0.83333	129.17
7/17/2020	Project Landscape Designer Amenity Center: Review PDF with county revisions to meter location.	83.00	0.45	37.35
7/17/2020	Project Landscape Designer Amenity Center: Upload new files. Send Lee email to resend in 2014 CAD version.	83.00	0.35	29.05
7/17/2020	Project Landscape Designer Amenity Center: Upload new files. Send Lee email to resend in 2014 CAD version.	83.00	0.5	41.50
7/17/2020	Principal Landscape Architect Amenity Center: Coord. with DY by email and phone to get Lee his plans for resubmittal with plans showing water meter moved.	155.00	0.35	54.25
7/20/2020	Project Landscape Designer Amenity Center: Make revisions to plans in CAD per County changes to water meter location.	83.00	2.78333	231.02

We appreciate your business!

Total Due



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6810 a.
www.nichols-la.com

813.298.6880 c.
calla@nichols-la.com

877.248.3714 f.
LC26000399

Invoice

Date	Invoice No.
8/28/2020	MPC15-2.55

Due Date
9/14/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARKWAY CDD Miscellaneous Tasks & Meetings

Sent via Email on August 28, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
7/21/2020	Project Landscape Designer Amenity Center: Upload Stantec file, review changes per city review. Make necessary changes to all plans.	83.00	1.45	120.35
7/21/2020	Project Landscape Designer Amenity Center: Review irrigation connection location.	83.00	0.18333	15.22
7/21/2020	Project Landscape Designer Amenity Center: Update landscape and irrigation plans in CAD.	83.00	3.5	290.50
7/22/2020	Project Landscape Designer Amenity Center: Update plant list sheet in CAD.	83.00	1.05	87.15
7/22/2020	Principal Landscape Architect Amenity Center: Review and send out plans to Lee for his submittal.	155.00	0.33333	51.67
7/28/2020	Principal Landscape Architect Amenity Center: Sign and seal plans for submittal to Lee the engineer.	155.00	0.1	15.50
7/28/2020	Principal Landscape Architect Amenity Center: Pull package together to sign and seal for Lee H.	155.00	0.8	124.00
7/31/2020	Principal Landscape Architect Sign Wall: Email with Kim on pickup of approved plan set.	155.00	0.3	46.50
7/9/2020	B/W Digital Plots 24" x 36" Sign Wall: Plots for building permit for sign wall.	5.80	15	87.00
7/10/2020	Mileage Sign Wall: Deliver construction plan set to County for final submittal for permit.	0.58	16	9.28

We appreciate your business!

Total Due

\$1,827.10

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6810 a.
www.nichols-la.com

813.298.6880 c.
osla@nichols-la.com

877.248.3714 f.
LC26000399

Invoice

Date	Invoice No.
9/16/2020	MPC15-2.56

Due Date
10/1/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

Sent via Email on September 16, 2020

PARKWAY CDD Miscellaneous Tasks & Meetings

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
8/5/2020	Amenity Center Signage Permitting and Enhancement Lighting Warranty Work Coordination Principal Landscape Architect AMENITY CTR.: Call with Paul F. on light fixture changes made and then send email to Kim Rose/ cc Brian.	155.00	0.41667	64.58
8/12/2020	Principal Landscape Architect AMENITY CTR.: Coord. on bid request for Landscape and Irrigation with Sunrise.	155.00	0.65	100.75
8/12/2020	Principal Landscape Architect AMENITY CTR.: Call with BH to go over light fixture change and landscape bidders.	155.00	0.41667	64.58
8/12/2020	Principal Landscape Architect AMENITY CTR.: Coord. with Shea and Jason through emails on bid and bid questions.	155.00	0.41667	64.58
8/13/2020	Principal Landscape Architect AMENITY CTR.: Email coord. with Scott M. of KBA and BH on lights and permit plan change.	155.00	0.18333	28.42
8/13/2020	Principal Landscape Architect AMENITY CTR.: Call with Scott M. about light fixture change to TECO and permit concerns.	155.00	0.31667	49.08
8/17/2020	Project Landscape Designer AMENITY CTR.: Review email regarding Permaloc edging material.	83.00	0.86667	71.93
8/18/2020	Project Landscape Designer AMENITY CTR.: Contact Permaloc regarding edging radii.	83.00	0.85	70.55
8/18/2020	Principal Landscape Architect BIDDING: Review CAD file to answer Sunrise question on permaloc. Prep and send reply email with images.	155.00	0.85	131.75
8/21/2020	Principal Landscape Architect AMENITY CTR.: Call into Scott to get update on change to lighting plan. Send email to Brian to update him on process.	155.00	0.48333	74.92

We appreciate your business!

Total Due



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 a.
www.nichols-la.com

813.298.8880 c.
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877.248.3714 f.
LC26000399

Invoice

Date	Invoice No.
9/16/2020	MPC15-2.56

Due Date
10/1/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

Sent via Email on September 16, 2020

PARKWAY CDD Miscellaneous Tasks & Meetings

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
8/24/2020	Principal Landscape Architect AMENITY CTR.: Review TECO plan and our LA plan. Send note to Lee, Trevor and Scott (and BH) about the TECO light change at the parking lot and future lights at Amenity Center.	155.00	0.91667	142.08
8/24/2020	Principal Landscape Architect AMENITY CTR.: Send email reply back to the Team re: electrical plan change. Review Sunrise timetable.	155.00	0.11667	18.08
8/24/2020	Principal Landscape Architect AMENITY CTR.: Check base sheet provided to Scott for Parkway, and send email to Lee to confirm okay to use.	155.00	0.1	15.50
8/24/2020	Principal Landscape Architect AMENITY CTR.: Send files to KBA for base information.	155.00	0.28333	43.92
8/25/2020	Principal Landscape Architect AMENITY CTR.: Send reply to BH on TECO lights moving.	155.00	0.08333	12.92
8/26/2020	Principal Landscape Architect AMENITY CTR.: Coord. on TECO with Gina and BH. Coord. with BH on sleeves for irrigation and lighting.	155.00	0.5	77.50
8/26/2020	Principal Landscape Architect AMENITY CTR.: Review new TECO plan and compare to Landscape Plan to confirm 'no conflicts'. Send reply to Gina to approve.	155.00	0.13333	20.67

We appreciate your business!

Total Due

\$1,051.81

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash- Operating Acct	143,494	0	0	0	0	0	0	143,494
Investment - Revenue 2008 (9000)	0	124,574	0	0	0	0	0	124,574
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	109,243	0	0	0	109,243
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	1,341,883	0	0	1,341,883
Investment - Revenue 2018-1 (7000)	0	0	221,715	0	0	0	0	221,715
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	4,869	0	0	0	0	0	0	4,869
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	2,847,393	0	2,847,393
Amount Available-Debt Service	0	0	0	0	0	0	808,400	808,400
Amount To Be Provided-Debt Service	0	0	0	0	0	0	9,221,600	9,221,600
Other	0	0	0	0	0	0	0	0
Total Assets	157,363	141,867	412,574	253,959	1,341,883	6,468,522	10,030,000	18,806,168
Liabilities								
Accounts Payable	4,460	0	0	0	0	0	0	4,460
Accounts Payable Other	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 9/30/2020
(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>4,460</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,030,000</u>	<u>10,034,460</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	141,668	409,677	251,490	2,812,209	0	0	3,615,044
Fund Balance-Unreserved	8,148	0	0	0	0	0	0	8,148
Investment In General Fixed Assets	0	0	0	0	0	6,468,522	0	6,468,522
Other	<u>144,755</u>	<u>199</u>	<u>2,897</u>	<u>2,469</u>	<u>(1,470,326)</u>	<u>0</u>	<u>0</u>	<u>(1,320,006)</u>
Total Fund Equity & Other Credits	<u>152,903</u>	<u>141,867</u>	<u>412,574</u>	<u>253,959</u>	<u>1,341,883</u>	<u>6,468,522</u>	<u>0</u>	<u>8,771,708</u>
Total Liabilities & Fund Equity	<u>157,363</u>	<u>141,867</u>	<u>412,574</u>	<u>253,959</u>	<u>1,341,883</u>	<u>6,468,522</u>	<u>10,030,000</u>	<u>18,806,168</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 9/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	708,252	710,175	1,923	0 %
O&M Assmts - Off Roll	34,858	34,828	(30)	(0)%
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	743,110	745,023	1,913	0 %
Expenditures				
Legislative				
Supervisor Fees	10,000	10,600	(600)	(6)%
Financial & Administrative				
District Manager	28,840	30,090	(1,250)	(4)%
Recording Secretary	4,000	5,543	(1,543)	(39)%
District Engineer	5,000	6,845	(1,845)	(37)%
Disclosure Report	6,000	5,000	1,000	17 %
Trustees Fees	12,500	9,817	2,683	21 %
Accounting Services	28,677	29,627	(950)	(3)%
Auditing Services	8,000	9,115	(1,115)	(14)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	1,500	2,693	(1,193)	(80)%
Public Officials Insurance	2,900	2,819	81	3 %
Legal Advertising	1,100	4,761	(3,661)	(333)%
Bank Fees	186	502	(316)	(170)%
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	3,187	(1,187)	(59)%
ADA Website Compliance	2,000	1,700	300	15 %
Interest Payments	0	576	(576)	0 %
Legal Counsel				
District Counsel	10,000	12,062	(2,062)	(21)%
Electric Utility Services				
Street Lighting	150,000	97,729	52,271	35 %
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	7,291	(5,291)	(265)%
Landscape Maintenance - Contract	240,000	197,195	42,805	18 %
Landscape Maintenance - Other	7,500	4,871	2,629	35 %
Pool Service	15,000	0	15,000	100 %
Field Manager	27,707	28,083	(376)	(1)%
Irrigation Maintenance	7,500	22,917	(15,417)	(206)%
Plant Replacement Program	7,500	19,876	(12,376)	(165)%
Mitigation & Monitoring	10,000	6,055	3,945	39 %
Waterway Management Program - Contract	17,500	18,416	(916)	(5)%
Waterway Management Program - Other	5,000	9,191	(4,191)	(84)%
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	13,642	(12,642)	(1,264)%
Pavement & Signage Repairs	2,500	600	1,900	76 %
Holiday Lighting	15,000	15,000	0	0 %
Parks & Recreation				
Miscellaneous Maintenance	0	517	(517)	0 %
Security Patrol	35,000	10,002	24,998	71 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 9/30/2020
(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	3,238	6,762	68 %
Total Expenditures	<u>743,110</u>	<u>600,268</u>	<u>142,842</u>	<u>19 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>144,755</u>	<u>144,755</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,148	8,148	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>152,903</u></u>	<u><u>152,903</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2019 Through 9/30/2020

(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	173,339	6,023	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,347</u>	<u>1,347</u>	<u>0 %</u>
Total Revenues	<u>167,316</u>	<u>174,686</u>	<u>7,370</u>	<u>4 %</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>199</u>	<u>199</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>141,867</u></u>	<u><u>141,867</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 9/30/2020

(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	383,261	6,142	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>431</u>	<u>431</u>	<u>0 %</u>
Total Revenues	<u>377,119</u>	<u>383,691</u>	<u>6,572</u>	<u>2 %</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>2,897</u>	<u>2,897</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>412,574</u></u>	<u><u>412,574</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 9/30/2020

(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	290,207	3,612	1 %
Interest Earnings				
Interest Earnings	0	257	257	0 %
Total Revenues	<u>286,595</u>	<u>290,464</u>	<u>3,869</u>	<u>1 %</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>2,469</u>	<u>2,469</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>253,959</u></u>	<u><u>253,959</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 9/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,354	2,354	0 %
Total Revenues	0	2,354	2,354	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,472,680	(1,472,680)	0 %
Total Expenditures	0	1,472,680	(1,472,680)	0 %
Excess of Revenues Over(Under) Expenditures	0	(1,470,326)	(1,470,326)	0 %
Fund Balance, Beginning of Period	0	2,812,209	2,812,209	0 %
Fund Balance, End of Period	0	1,341,883	1,341,883	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2019 Through 9/30/2020

(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>6,468,522</u>	<u>6,468,522</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>6,468,522</u>	<u>6,468,522</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>6,468,522</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: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Bank Balance	144,745.53
Less Outstanding Checks/Vouchers	1,251.81
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	143,493.72
Balance Per Books	<u>143,493.72</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: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5151	9/1/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
5162	9/24/2020	System Generated Check/Voucher	1,051.81	Nichols Landscape Architecture, Inc
Outstanding Checks/Vouchers			1,251.81	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4931	1/9/2020	System Generated Check/Voucher	120.00	Jeffrey Stout
4931	1/9/2020	System Generated Check/Voucher	(120.00)	Jeffrey Stout
5135	8/13/2020	System Generated Check/Voucher	1,017.82	Nichols Landscape Architecture, Inc
5144	8/20/2020	System Generated Check/Voucher	1,711.87	TECO
5145	9/1/2020	System Generated Check/Voucher	200.00	Daniel Fleary
5146	9/1/2020	System Generated Check/Voucher	10,277.00	Herring Electric
5147	9/1/2020	System Generated Check/Voucher	200.00	Koko L. Miller
5148	9/1/2020	System Generated Check/Voucher	2,014.68	Landscape Maintenance Professionals, Inc
5149	9/1/2020	System Generated Check/Voucher	8,297.69	Meritus Districts
5150	9/1/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
CD126-2	9/2/2020	Verizon Payment	190.80	Verizon Wireless
5152	9/8/2020	System Generated Check/Voucher	17,917.15	Landscape Maintenance Professionals, Inc
5153	9/8/2020	System Generated Check/Voucher	1,827.10	Nichols Landscape Architecture, Inc
5154	9/10/2020	System Generated Check/Voucher	780.00	Burr & Forman LLP
5155	9/10/2020	System Generated Check/Voucher	225.00	Cardno, Inc.
5156	9/10/2020	System Generated Check/Voucher	2,695.00	Otha Carson Wood, III
5157	9/10/2020	System Generated Check/Voucher	1,855.00	First Choice Aquatic Weed Management, LLC.
CD126-1	9/11/2020	Bank Fee	42.64	
5158	9/17/2020	System Generated Check/Voucher	481.83	Landscape Maintenance Professionals, Inc
5159	9/17/2020	System Generated Check/Voucher	1,544.83	TECO
311000070319 090320	9/22/2020	paid by ACH service 07/22/20 - 08/20/20	6,852.41	TECO
5160	9/24/2020	System Generated Check/Voucher	1,425.00	First Choice Aquatic Weed Management, LLC.
5161	9/24/2020	System Generated Check/Voucher	5,000.00	Illuminations Holiday Lighting, LLC
Cleared Checks/Vouchers			64,755.82	

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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: 10/20/2020

RE: Memo

Updates:

- Aquatics provider will be attending the meeting to discuss the program
- LMP will be attending the meeting to go over the program.
- Amenity Center continues to make good progress
- CDD closed out the year under budget-email was sent. Great job!
- Please let me know if you have any questions on the O&M, minutes or financials
- Scott has reached out to TM for closing things out and they are looking to have a conference call next week.
- I have not received the maintenance agreement back from Summerwood HOA.

Have a great week and see you soon. Brian

Parkway Center October



The Penta's are doing well at the entrances.



The Viburnum hedge along Blue Beech needs trimming.



The Agapanthus plants are still struggling throughout the community.



The Liriope at Summerwood entrance need a fungicide treatment.



Landscape at Belmont entrance looks good.



The Wax Myrtles to be used to block access to the field on Falkenburg have been delivered but need to be planted.



The Bulbine at Harvest Glenn entrance should be replaced with a different plant.



The Society Garlic at the round-a-bout are in poor condition.



The turf damaged by Chinch bugs on Still Creek still needs to be replaced.



Plant material at Still Creek entrance are not doing well, irrigation should be checked.



There is some fungus present in the turf along Still Creek.



Landscape at Hamlet entrance looks good.



The Azalea's inside the Sanctuary gate are not doing well.



The declining Indian Hawthorne has been removed at Baywood entrance sign.



There are a few more diseased Holly trees along Falkenburg that will need to be removed.



Some of the plant material along Falkenburg are looking chlorotic and could use a Fall fertilization.

Parkway Center Ponds October



Pond 15 is in good condition.



Pond 13 looks good.



Pond 12 looks good.



Pond 11 looks good.



Pond 9 still has some Alligator weed.



The littoral shelf in pond 8 has some grasses growing in it.



Pond 6 looks good.



Pond 2 is doing better.



Pond 1 still has algae and Spike Rush.



Pond 3 has some Alligator weeds but they have been treated.



Pond 16 looks good.



Pond 4 looks good.



Pond 5 has algae and trash in it.



Community Association Management Service, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: _____

Date: _____

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	100	0	100%
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Contractor Signature: _____

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 10/20/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Trash in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Alligator weed/algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	Good
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: 10/20/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Some plant material is struggling.
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Several Pot holes
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	675	-25	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 10/20/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	Fungus along StillCreek
PLANT FERTILITY	5	3	-2	Several areas are chlorotic
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	3	-2	Fungus
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Plant disease/Plant fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	OK
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: Gene Roberts